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Taylor Engley



6 Macmillan Drive, Eastbourne, East Sussex, BN21 1SX
Asking Price £575,000 Freehold

An excellent opportunity to acquire this spacious and extended four bedroom detached family home, occupying a sought-after residential location in the Old Town district of Eastbourne. Offering versatile and well-proportioned accommodation the property is ideally suited to family living. The property benefits from gas-fired central heating and has features that include, two generous reception rooms, spacious kitchen/breakfast room, a ground floor bedroom, and a ground floor shower room, making it ideal for guests or multi-generational living. To the first floor are three further bedrooms, served by a family bathroom. Externally, the property enjoys a private driveway providing off-road parking and a garage. To the rear is the garden extending to approximately 95' feet in depth, providing ample space for outdoor entertaining.



Macmillan Drive is a highly regarded residential address within the favoured Old Town area of Eastbourne, renowned for its family-friendly environment and excellent range of nearby amenities. The area is particularly popular with families due to its proximity to well-regarded schools catering for most age groups. Old Town offers an excellent selection of independent shops, supermarkets, cafés, public houses and everyday amenities, whilst Eastbourne town centre, which is approximately one and a quarter miles distant provides a more comprehensive range of shopping, leisure, cultural facilities and a mainline railway station.

*** FAVOURED OLD TOWN DISTRICT OF EASTBOURNE * SPACIOUS EXTENDED ACCOMMODATION * FOUR BEDROOMS * TWO RECEPTION ROOMS * GROUND FLOOR BEDROOM & SHOWER ROOM * THREE FIRST FLOOR BEDROOMS & FIRST FLOOR BATHROOM * AMPLE DRIVEWAY PARKING & GARAGE * REAR GARDEN OF APPROXIMATELY 95' IN DEPTH * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO MOST WINDOWS * EXCELLENT LOCATION FOR LOCAL SCHOOLS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door to:

Porch

Part glazed door opening to:

Entrance Hall

Built-in store cupboard housing Worcester boiler and central heating programmer.

Sitting room

16'2 x 14'5 (4.93m x 4.39m)

(16'2 plus door recess)

Radiator, attractive fireplace, two radiators, double aspect room with outlook to front.

Dining room

19'3 x 11'9 max (5.87m x 3.58m max)

(11'9 max reducing to 9'3)

Patio door to rear and connecting access to:

Kitchen/Breakfast Room

20'8 max x 10'7 (6.30m max x 3.23m)

(10'7 widening to 13'2 max, maximum measurements provided include depth of fitted units, measurements exclude door recess area)

Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer stainless steel sink unit, space and plumbing for slimline dishwasher, space and plumbing for washing machine, slot-in cooker, breakfast bar, tiled floor, radiator, understairs storage cupboard, window and door to rear.

Ground Floor Bedroom 2

14' x 10'9 (4.27m x 3.28m)

(14 x 10'9 plus entrance lobby area)

Radiator, window and patio door to rear.

Ground Floor Shower Room

Shower cubicle, wash hand basin, low level wc, chrome effect heated towel rail, circular window to front.

Stairs rising from entrance hall to:

First Floor Landing

Built-in linen cupboard, loft hatch to roof space.

Bedroom 1

14'2 x 11'3 max (4.32m x 3.43m max)

Built-in wardrobe recess, radiator, outlook to front.

Bedroom 3

10'1 x 8'11 (3.07m x 2.72m)

Radiator, outlook to rear.

Bedroom 4

11' x 6'9 (3.35m x 2.06m)

Built-in wardrobe cupboard, radiator, outlook to front.

Bathroom

Shaped bath with mixer tap and shower attachment and tiled surround, wash hand basin set into drawer unit, low level wc, chrome effect heated towel rail, tiled floor, window to rear.

Garage

17'2 max x 9'10 max (5.23m max x 3.00m max)

(Maximum measurements include depth of internal pillars, fittings and structures).

Light and power.

Driveway Parking

Block paved driveway parking to front.

Rear Garden

Considered to be a feature of the property extending to approximately 95' (28.96m) in depth, patio area to preceding a lawned garden area, mature trees and shrubs.

COUNCIL TAX BAND:

Council Tax Band -'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

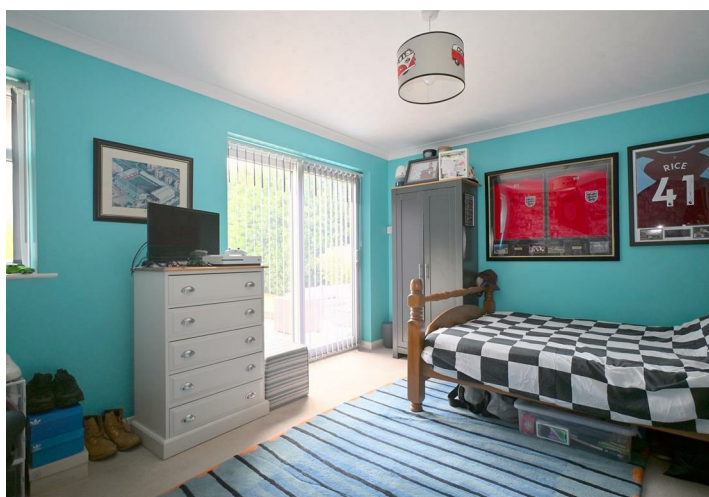
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

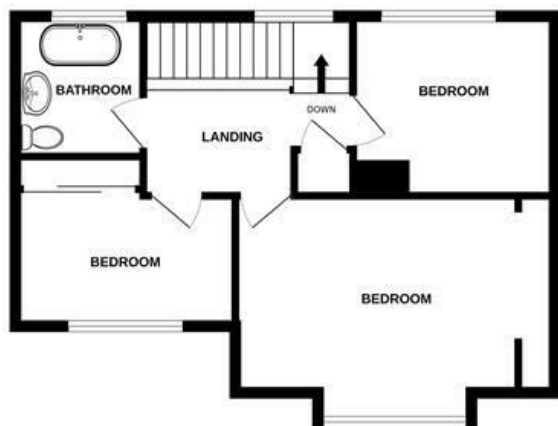
All appointments are to be made through TAYLOR ENGLE.



GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.

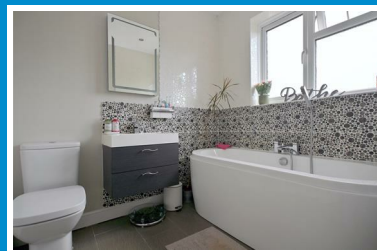
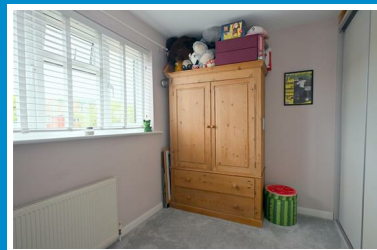
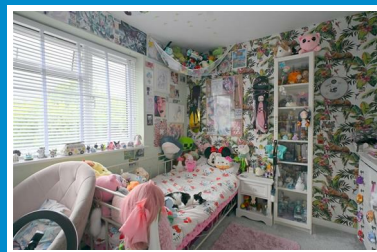


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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