

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

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Taylor Engley



24 Lushington Road, Town Centre, Eastbourne, East Sussex, BN21 4LL

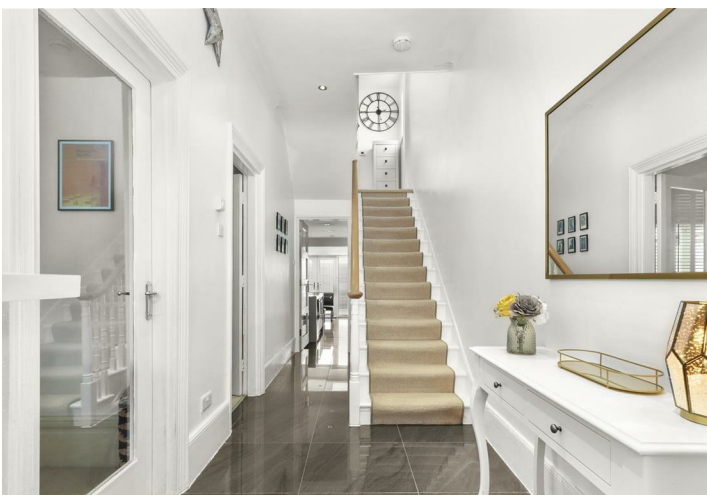
Guide Price £820,000 Freehold

Taylor Engley are delighted to offer to the market this ELEGANT FIVE BEDROOMED PERIOD TOWN HOUSE, located to the west side of Eastbourne's town centre in the attractive tree lined Lushington Road. This well presented home is considered to provide spacious living accommodation and is offered with the benefit of gas fired central heating and a privately owned solar panel system subsidising the cost of the annual electricity and hot water. Features include an attractive sitting room with large internal double doors opening to adjoining dining room, fitted kitchen/breakfast room with access to rear courtyard, spacious principal bedroom with en-suite dressing room and en-suite shower room, four further bedrooms - one with en-suite and two family bathrooms. To the rear of the property a courtyard garden has gated access via a dropped curb therefore offers potential as an off road parking space, if required. EPC = C



Located in the sought after Lushington Road. This elegant home occupies a most convenient central location being within level walking distance of town centre amenities, mainline railway station, theatres and seafront.

*** ELEGANT PERIOD TOWN HOUSE IN ATTRACTIVE TREE LINED ROAD * CENTRALLY LOCATED BEING WITHIN LEVEL WALKING DISTANCE OF CENTRAL AMENITIES AND SEAFRONT * VERY GOOD DECORATIVE ORDER * GAS FIRED CENTRAL HEATING * SOLAR PANEL SYSTEM SUBSIDISING THE COST OF THE ANNUAL ELECTRICITY AND HOT WATER * ENTRANCE VESTIBULE * HALL * SITTING ROOM * DINING ROOM * FITTED KITCHEN/BREAKFAST ROOM * FIVE BEDROOMS - TWO WITH EN-SUITE * TWO FAMILY BATHROOMS * UTILITY ROOM * COURTYARD GARDEN TO REAR WITH OPTION FOR OFF ROAD CAR PARKING SPACE, IF REQUIRED ***



The accommodation

Comprises:

Entrance Vestibule

With fitted seat and part glazed door opening to:

Hall

Attractive tiled flooring, schoolhouse style radiator, central heating thermostat, understairs storage cupboard having light and housing consumer unit, electric meter and solar meter.

Door from hall to:

Sitting Room

14'4 max x 13'10 max (4.37m max x 4.22m max)
(14'4 max including depth of chimney breast).

Two Sash windows to front with fitted shutters, contemporary style living flame gas fire, two fitted mirrors, picture rail, schoolhouse radiator. Wide opening with large fitted double doors to adjoining dining room.

Dining Room

14'7 max x 13'1 (4.45m max x 3.99m)
(Also having access from entrance hall).

Schoolhouse style radiator, picture rail, casement doors with fitted shutters providing access to rear courtyard.

Fitted Kitchen/Breakfast Room

23'1 max x 11'1 max (7.04m max x 3.38m max)

(Maximum measurements including depth of fitted units).

Luxury fitted kitchen comprises Corian worktops and range of base units below, central island with inset sink having mixer tap, integrated Zanussi dishwasher, Rangemaster cooker having electric oven and five burner gas hob with extractor fan over, base unit with two fitted bins, vertical radiator, schoolhouse style radiator, tiled floor, television point, two Velux windows to rear, doors to rear and door to side, fitted blinds.

Stairs rising from hall to:

First Floor Landing

Split level landing having window to side.

Utility Room

Single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for washing machine, space for tumble dryer, Worcester wall mounted gas fired boiler and Joule cylinder, small window.

Second Family Bathroom

Bath with mixer tap and shower attachment over, shower screen, wash hand basin with mixer tap set into drawer unit, wc with concealed cistern, chrome effect heated towel rail, tiled floor with underfloor heating, part tiled walls, window to rear.

Bedroom 1

14'1 max x 13' max (4.29m max x 3.96m max)

Radiator, two Sash windows to front with fitted shutters opening onto narrow balcony to front. Wide opening to:

Dressing Room

14' x 7'7 max (4.27m x 2.31m max)

Radiator, Sash window to front with fitted window shutter, fitted shelving, outlook to front. Door to:

En-Suite Shower Room

Tiled shower cubicle with rainhead style shower head and hand held shower, wash hand basin with mixer tap set into drawer unit, wc with concealed cistern, chrome effect heated towel rail, tiled floor, part tiled walls, shaver point.

Bedroom 4

14'10 x 9'8 (4.52m x 2.95m)

(Currently used as study).

Radiator, television point, window with fitted shutters and outlook to rear.

Stairs rising to:

Half Landing

With radiator.

Family Bathroom

11'11 max x 11'5 max (3.63m max x 3.48m max)

(11'5 reducing to 10'8).

Feature bathroom having bath with adjacent freestanding chrome effect mixer tap and shower attachment, shower cubicle, wash hand basin with mixer tap set into drawer unit, wc with concealed cistern, chrome effect heated towel rail, fitted mirror, tiled floor, part tiled walls, window to rear.

Stairs rising from half landing to:

Second Floor Landing

Space for desk, if required, loft hatch to roof space.

Bedroom 2

13'9 x 10'6 (4.19m x 3.20m)

(10'6 extending to 14'10 max into door recess).

Television point, radiator, window to rear with fitted shutters, outlook to rear.

En-Suite Shower Room

Shower cubicle, wash hand basin with mixer tap set into drawer unit, wc with concealed cistern, chrome effect heated towel rail, tiled floor, tiled walls, shaver point.

Bedroom 3

14'1 x 12'4 max (4.29m x 3.76m max)

(12'4 max including depth of chimney breast).

Two radiators, window to front with fitted shutters.

Bedroom 5

10'9 x 8'3 (3.28m x 2.51m)

Radiator, window to front with fitted shutters.

Outside

Courtyard Garden

To rear having patio and block paved area, pergola, timber shed, outside tap, sliding gate to rear. There is a dropped curb to the rear of the property and the courtyard can be approached via sliding gate and could be used as an off road car parking space, if required. The courtyard does have limited space and is approximately 15'6 (4.72m) in depth from the rear of the property to the sliding gate.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

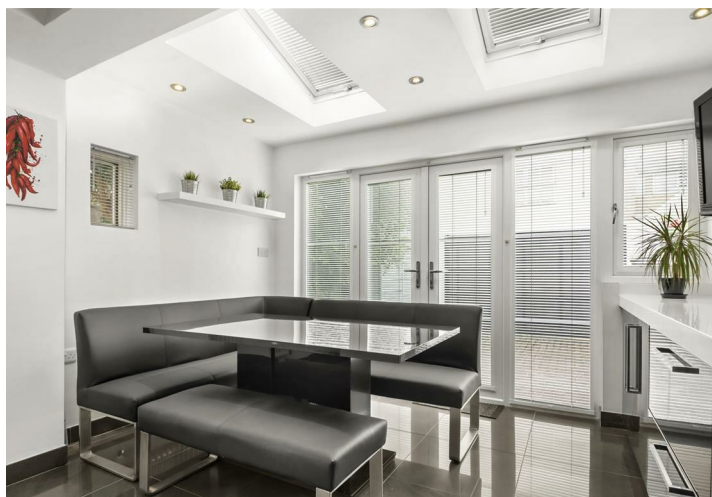
For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

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.

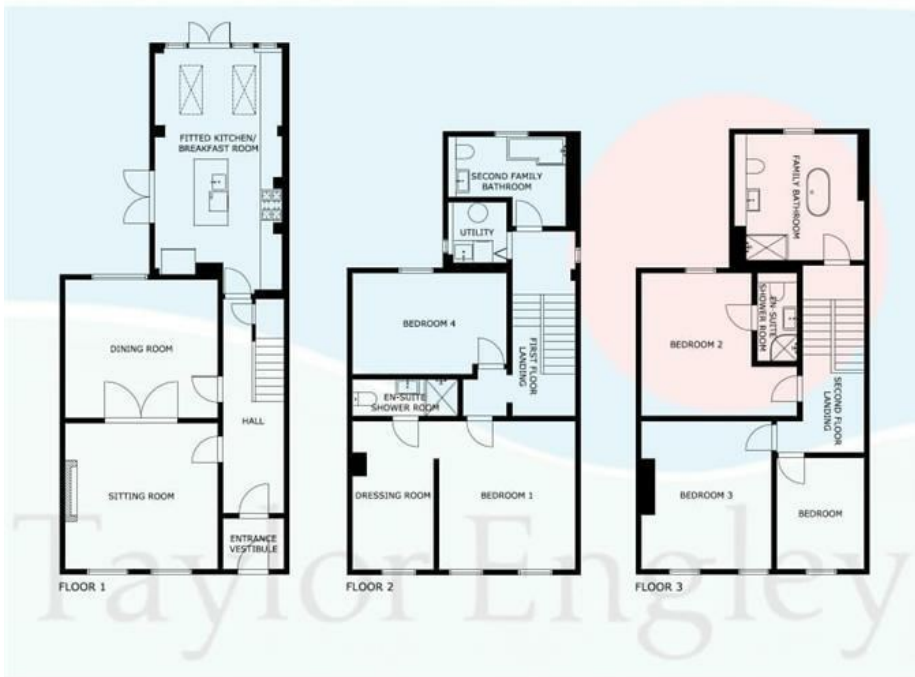
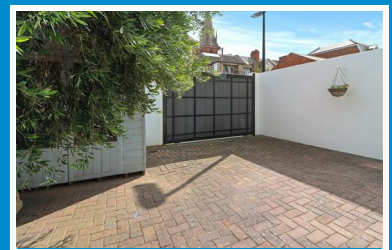
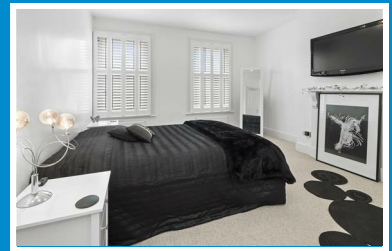
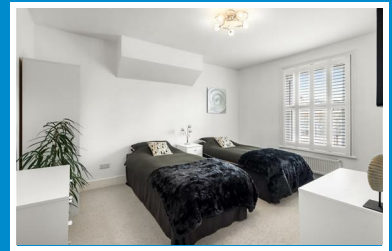
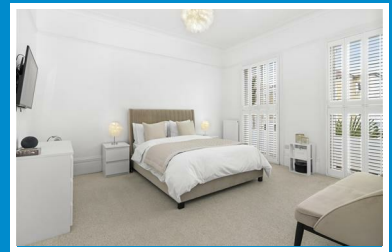
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









GROSS INTERNAL AREA
 TOTAL: 220 m²/2,361 sq ft
 FLOOR 1: 79 m²/846 sq ft FLOOR 2: 70 m²/753 sq ft FLOOR 3: 71 m²/762 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750