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1 St. Anthonys Mews, Eastbourne, East Sussex, BN23 6LY
Offers In Excess Of £415,000 Freehold

Taylor Engley are pleased to bring to the market this extremely well presented THREE DOUBLE BEDROOM, THREE BATHROOM, DETACHED HOUSE, situated in a private cul-de-sac in the popular St Anthonys area. The property enjoys light and airy living accommodation featuring an impressive spacious modern fitted kitchen/dining room, three bathrooms, large garden to rear, garage, plenty of off road parking and views over the fields behind. * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * EPC = C



*** ENTRANCE HALL * SITTING ROOM * KITCHEN/DINING ROOM * SHOWER ROOM * THREE DOUBLE BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * FAMILY BATHROOM * GARDEN * GARAGE * DRIVEWAY * ADDITIONAL PARKING SPACE ***





FRONT DOOR TO:

ENTRANCE HALL
Understairs storage cupboard, radiator.

SHOWER ROOM
Suite comprising, shower cubicle, WC, washbasin, extractor fan, heated towel rail, double glazed window.

SITTING ROOM
24'10" x 12'3 (7.57m x 3.73m)
Double aspect room with double glazed window to front and patio doors opening in to the garden, two radiators.

KITCHEN/DINER
21'2" x 12'9" (6.45m x 3.89m)
Modern fitted kitchen with with gloss fronted built-in cupboards and drawers, sink unit, worksurfaces, built-in electric hob with extractor fan over, two built-in ovens, space for fridge freezer and washing machine, radiator, breakfast bar, double glazed windows with outlook to front and side, patio doors to the garden.

From the entrance hall, stairs rise to the first floor landing, with double glazed window to rear and hatch to loft space.

BEDROOM ONE
19'3" x 9'9" (5.87m x 2.97m)
Double aspect room with double glazed windows to front and rear, two radiators, built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM
Suite comprising shower cubicle, WC, washbasin, extractor fan, heated towel rail.

BEDROOM TWO
12'1" x 10'6" (3.68m x 3.20m)
Double glazed window with outlook to front, radiator.

BEDROOM THREE
12'3" x 8'2" (3.73m x 2.49m)
Radiator, double glazed window with outlook to rear.

FAMILY BATHROOM
Suite comprising bath with mixer tap and shower attachment, washbasin with cupboard below, WC, heated towel rail, double glazed window.

GARDEN
Mainly laid to lawn, with a selection of trees and plants, gate to side.

PARKING & GARAGE
Spacious brick laid driveway to the front of the property. The garage has an up and over door to front.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band E.

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 ENGLEY.





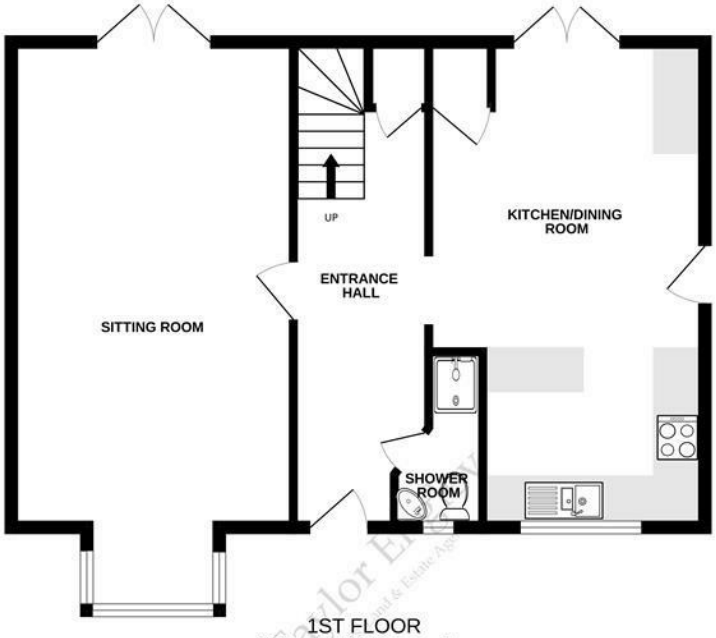



Dior

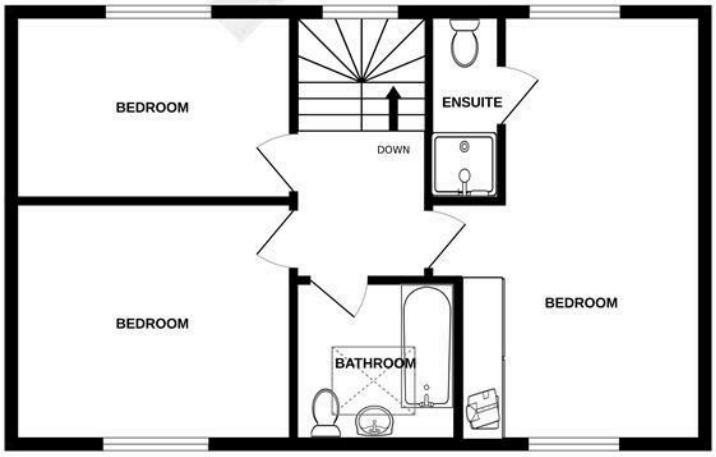




GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

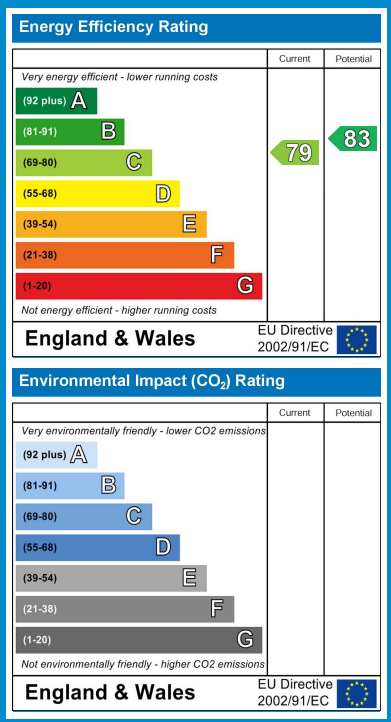


1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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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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