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est. 1978
Taylor Engley









10 Western Road, Eastbourne, East Sussex, BN22 8HS
Chain Free £249,500 Freehold

Situated in the heart of Eastbourne on Western Road, this charming THREE-BEDROOMED TERRACED HOME presents an excellent opportunity for both families and investors alike. Boasting a prime location, the property is conveniently situated within walking distance of the town centre, providing easy access to a variety of shops, restaurants, and local amenities. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to both functionality and style. It is perfect for those who enjoy cooking and entertaining. The bathroom has also been thoughtfully updated, ensuring comfort and convenience for all residents. With vacant possession offered, you can enjoy a smooth transition into your new home without the hassle of waiting for previous occupants to vacate.



The property is conveniently situated being within walking distance of local amenities, shops, schools, local park/recreational ground and bus routes. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately one mile distant. The property is being sold chain free.

**ENTRANCE HALL * SITTING ROOM * DINING ROOM * FITTED KITCHEN * LEAN TO CONSERVATORY *
THREE BEDROOMS * MODERN BATHROOM/WC * SEPARATE WC * COURTYARD GARDENS TO REAR * VACANT POSSESSION OFFERED ***





The accommodation
Comprises:

ENTRANCE
Double glazed front door to:

ENTRANCE HALL
With stairs to first floor landing, radiator

SITTING ROOM
11'5 x 11'5 (3.48m x 3.48m)
Double glazed box bay window to front, contemporary wall mounted electric feature fireplace, radiator, (measures 27'4 x 11' 8 overall) opening to:

DINING ROOM
15'1 x 10'5 (4.60m x 3.18m)
With spacious understairs storage cupboard, upvc window to rear, radiator

MODERN KITCHEN
11'5 x 8'9 (3.48m x 2.67m)
With a comprehensive range of matching eye and base level units with complimentary rolled top moulded worktop surfaces over with inset one and a half bowl stainless steel sink unit with mixer taps, four burner electric hob with extractor above adjacent built in oven. Space and plumbing for dish washer, free standing fridge freezer, radiator, upvc double glazed windows to rear, double glazed door to:

LEAN TO UTLITY ROOM
12'2 x 5'0 (3.71m x 1.52m)
With space and plumbing for washing machine, work surface, double glazed windows to side, double glazed doors providing access to rear garden

BEDROOM ONE
11'10 x 9'0 into chimney recess (3.61m x 2.74m into chimney recess)
With double glazed windows to rear, radiator.

BEDROOM TWO
11'8 x 7'4 (3.56m x 2.24m)
With double glazed windows to front, radiator.

BEDROOM THREE
8'4 x 7'4 (2.54m x 2.24m)
With double glazed windows to front, double wardrobe, radiator.

REFITTED BATHROOM
11'6 maximum x 9'0 (3.51m maximum x 2.74m)
With a contemporary white suite comprising shaped panel bath with Aqualisa thermostatic shower unit over with shower screen. Hand wash basin with mixer taps and cupboards below, heated towel rail, double glazed windows to rear

SECLUDED COURTYARD GARDEN TO REAR
Enclosed courtyard style gardens to rear, timber shed.

COUNCIL TAX BAND:
Council Tax Band - Eastbourne Borough Council Tax Band 'B'

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.

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

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



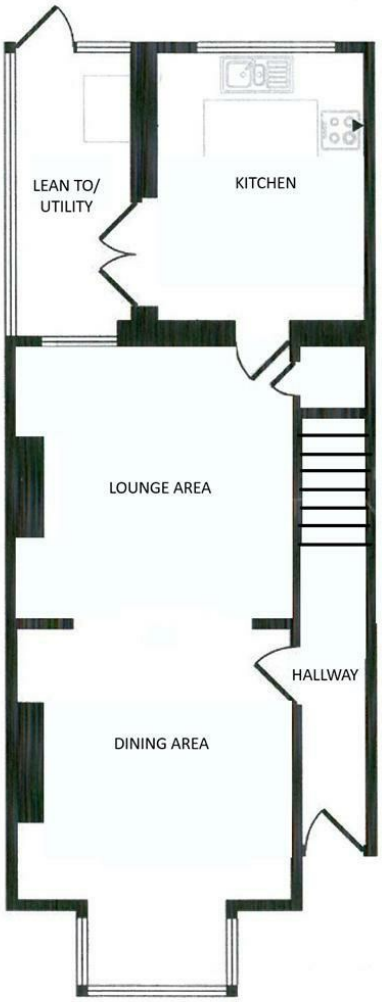




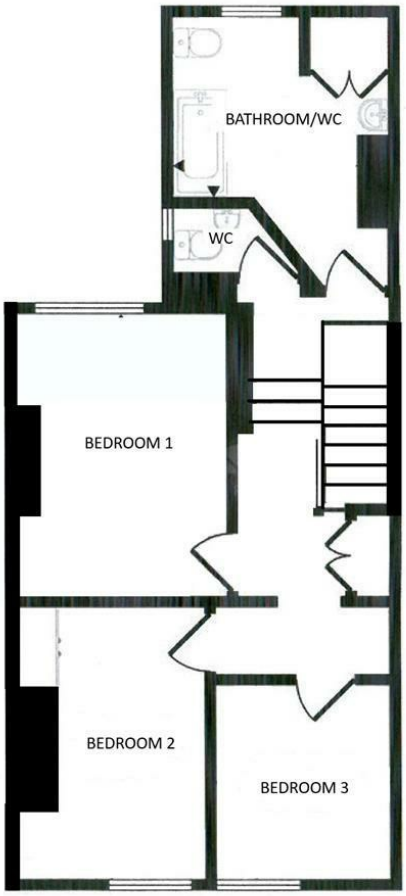




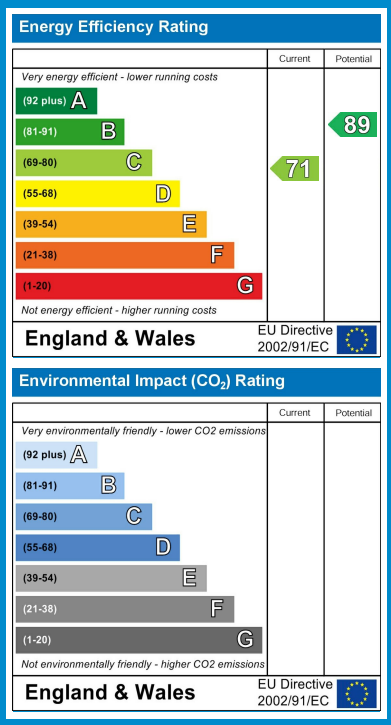




Ground Floor
Approx 50 sq m / 543 sq ft



First Floor
Approx 45 sq m / 487 sq ft



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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