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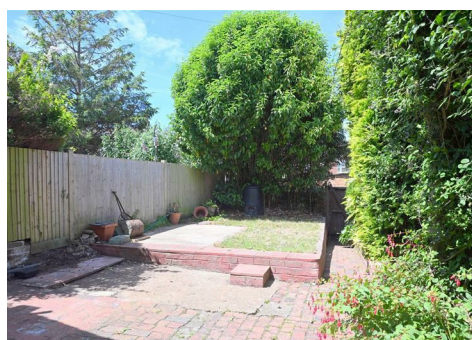
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Taylor Engley



25 St. Georges Road, Eastbourne, BN22 8EB

Asking Price £250,000 Freehold

An excellent opportunity arises to acquire this THREE BEDROOMED TERRACED HOME, occupying a convenient central location, being approximately one mile distant from Eastbourne's town centre. The property is offered with the benefit of gas fired central heating and double glazing. Features include a spacious kitchen/dining room, separate sitting, ground floor bathroom, three first floor bedrooms - one with en-suite shower room and garden to rear. The property is offered to the market chain free.

EPC = D



The property occupies a convenient central location being approximately one mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station.

*** ENTRANCE HALL * SITTING ROOM * SPACIOUS KITCHEN/DINING ROOM * GROUND FLOOR BATHROOM * THREE BEDROOMS ONE WITH EN-SUITE SHOWER ROOM * GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, understairs cupboard housing electric meter, consumer unit and light.

Sitting Room

11'5 max x 11'5 max (3.48m max x 3.48m max)
(11'7 max including depth of chimney breast)
Radiator, fireplace surround, outlook to front.

Kitchen/Dining Room

11'4 x 11'1 max (3.45m x 3.38m max)
(11'4 extending to 19'10 max x 11'1 reducing to 4'11)
Spacious room comprises, range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer sink unit, space and plumbing for washing machine, washing machine, space and plumbing for slimline dishwasher, dishwasher, gas oven with extractor fan over, fridge/freezer, Worcester gas fired boiler, two radiators, double doors opening to rear garden.

Ground Floor Bathroom

White suite comprises, bath, pedestal wash hand basin, low level wc, chrome effect heated towel rail, part tiled walls, window to rear.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

13'11 x 9'8 max (4.24m x 2.95m max)
(13'11 max extending to 16'11 max into recess, measurements include depth of chimney breast)
Radiator, outlook to front.

Bedroom 2

13'1 max x 8'2 max (3.99m max x 2.49m max)
(maximum measurements include depth of chimney

breast)
Radiator, outlook to rear.

En-Suite Shower Room

Tiled shower cubicle, wash hand basin, low level wc, part tiled walls.

Bedroom 3

10' max x 5'3 max (3.05m max x 1.60m max)
(5'3 max reducing to 4'2 to chimney breast)
Fireplace surround, radiator, built-in shelved cupboard, potential child's room or study.

Rear Garden

Paved area and area laid to lawn, gate to rear.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

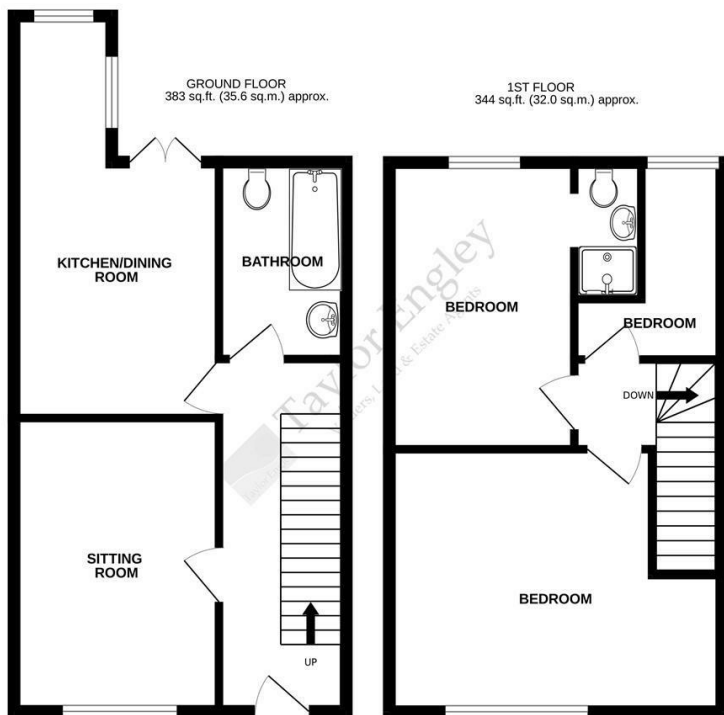
FOR CLARIFICATION:

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 ENGLELY.





TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.