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Taylor Engley









19 Selsfield Close, Eastbourne, East Sussex, BN21 2QX
Asking Price £315,000 Freehold

Taylor Engley are delighted to offer to the market this well presented TWO BEDROOMED SEMI-DETACHED BUNGALOW, located in the favoured Rodmill area of Eastbourne. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a spacious living room, refitted double aspect kitchen and a re-fitted bathroom. EPC=D.



The property is located in the favoured Rodmill area of Eastbourne being within close proximity to local shops in Framfield Way. Eastbourne District General Hospital is within walking distance and bus services serve the local area. Eastbourne's town centre is approximately one mile distant offering a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED * FAVOURED RODMILL LOACTION * GOOD DECORATIVE ORDER * TWO DOUBLE BEDROOMS * REFITTED DOUBLE ASPECT KITCHEN * REFITTED BATHROOM * GARDENS * GAS FIRED CENTRAL HEATING * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Front door opening to,

Entrance Hall
Radiator, cupboard housing electric meter, loft hatch to roof space with fitted loft ladder light and housing Baxi gas fired boiler.

Living Room
15'5 max x 10'6 max (4.70m max x 3.20m max)
(maximum measurements include depth of chimney breast)
Fireplace recess (not open) radiator, outlook to front.

Kitchen
9'4 max x 8'10 max (2.84m max x 2.69m max)
(maximum measurements provided include depth of fitted units)
Refitted kitchen, range of base units, wall mounted cupboard, space and plumbing for washing machine, under counter electric oven, four burner gas hob with extractor fan over, space for fridge/freezer, radiator, double aspect room with double doors opening to rear garden.

Bedroom 1
12'11 x 10'6 (3.94m x 3.20m)
Radiator outlook to rear.

Bedroom 2
11'6 x 8'10 (3.51m x 2.69m)
Radiator, outlook to front.

Bathroom
Re-fitted bathroom, bath with shower over, rainfall shower head and hand held shower fitment, shower screen, wash hand basin set into cabinet, low level wc, part tiled walls, shaver point, heated towel rail, downlighters extractor fan, single glazed window to side.

Front Garden
Lawned area, various established shrubs and driveway.

Rear Garden
Patio to the immediate rear of the property, lawned area, various established trees and shrubs, timber shed, outside tap, outside light, gate to side.

COUNCIL TAX BAND:
Council Tax Band - 'C' 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 ENGLEY.











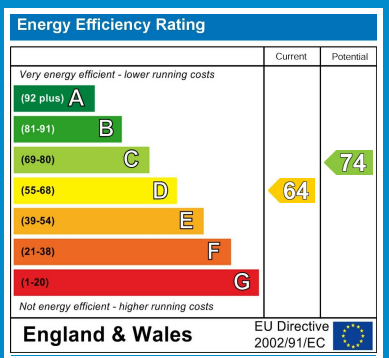


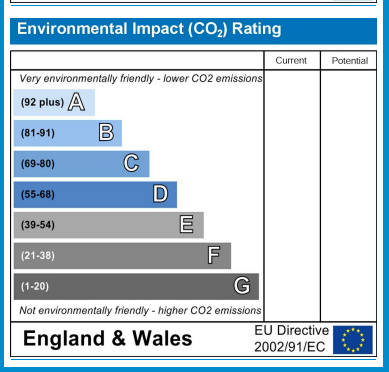
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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