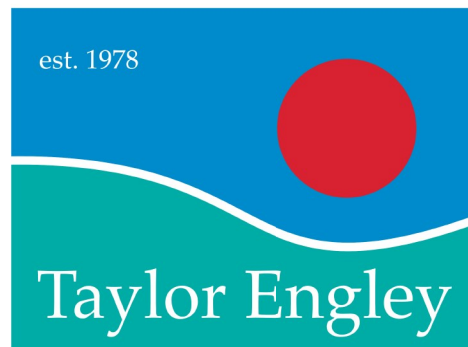


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**Gilbert Lodge 1a Gilbert Road, Seaside, Eastbourne, East Sussex, BN22 8JA**  
**Chain Free £409,950 Freehold**

Taylor Engley are delighted to offer to the market this **BEAUTIFULLY PRESENTED VICTORIAN FOUR BEDROOMED DETACHED HOME OVERLOOKING SEASIDE RECREATION GROUND**, in this favoured east of town centre location. The property benefits from gas fired central heating, sealed unit double glazing, spacious kitchen breakfast room with utility room and ground floor cloakroom. Two separate reception rooms are afforded with three first floor bedrooms with an additional bedroom on the second floor. Many character features are retained within the property which also has a south westerly facing rear garden.



The property is situated opposite Seaside recreational ground and is approximately a quarter of a mile from Eastbourne's seafront. Local shops are available in Seaside and Eastbourne's town centre amenities are approximately one mile distant. The property has owned solar panels.

**\* ENTRANCE PORCH \* HALLWAY \* CLOAKROOM/WC \* SITTING ROOM \* DINING ROOM \* KITCHEN  
BREAKFAST ROOM \* UTILITY ROOM \* THREE FIRST FLOOR BEDROOMS \* BATHROOM/WC \*  
SECOND FLOOR BEDROOM \* SOUTH WESTERLY GARDENS TO REAR \* OWNED SOLAR PANELS  
\* CHAIN FREE \***



## The accommodation

Comprises:

### ENTRANCE PORCH

With internal door to hallway.

### HALLWAY

With spacious understairs storage recess, telephone point, thermostat for the gas fired central heating, radiator, storage cupboard.

### SITTING ROOM

14'9" into bay x 14'6" into chimney breast recess (4.50m into bay x 4.42m into chimney breast recess )  
With a upvc bay window to front, feature working fireplace with tiled inserts, radiator, coved ceiling, picture rail, television point.

### DINING ROOM

12'10 x 12'0 into chimney breast recess (3.91m x 3.66m into chimney breast recess )  
Upvc door to rear, radiator, double casement doors to sitting room, picture rail.

### KITCHEN BREAKFAST ROOM

13'10 x 12'2 (4.22m x 3.71m )  
With a comprehensive range of matching eye and base level units with complimentary solid wood top surfaces with inset one and a half bowl stainless steel sink unit with mixer taps. Four burner ceramic hob with extractor above with adjacent eye level electric stainless steel oven and grill. Integrated dishwasher and fridge freezer. Upvc windows to rear overlooking rear garden.

### UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

### CLOAKROOM/WC

With a low level wc, hand wash basin, obscure upvc window to rear.

Stairs rising from hall to:

### FIRST FLOOR LANDING

#### BEDROOM ONE

18'2 into chimney breast recess x 15'1 into bay (5.54m into chimney breast recess x 4.60m into bay )  
Upvc bay window to front with adjacent front window, two radiators, views over the recreation ground, radiator.

#### BEDROOM TWO

13'0 x 12'2 (3.96m x 3.71m )  
With upvc windows to rear, radiator.

#### BEDROOM THREE

11'0 maximum x 6'5 (3.35m maximum x 1.96m )  
Upvc windows to rear, range of built-in pine wardrobes, radiator.

#### BATHROOM

7'0 x 6'7 (2.13m x 2.01m )  
With a white suite comprising panelled bath with chrome mixer taps, electric thermostatic shower above, pedestal hand wash basin with chrome fittings, dual flush wc, part tiled walls in complimentary tiling, obscure upvc windows to side.

Stairs rising from first floor landing to:

### SECOND FLOOR LANDING

#### BEDROOM FOUR

13'4 into bay x 14'6 (4.06m into bay x 4.42m )  
With a upvc bay window to front with far reaching views over the recreation ground, radiator, loft access via eaves cupboard.

### OUTSIDE

#### GARDENS TO REAR

With a secluded south westerly aspect to rear with timber garden shed (8' x 6').

#### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

#### FOR CLARIFICATION:

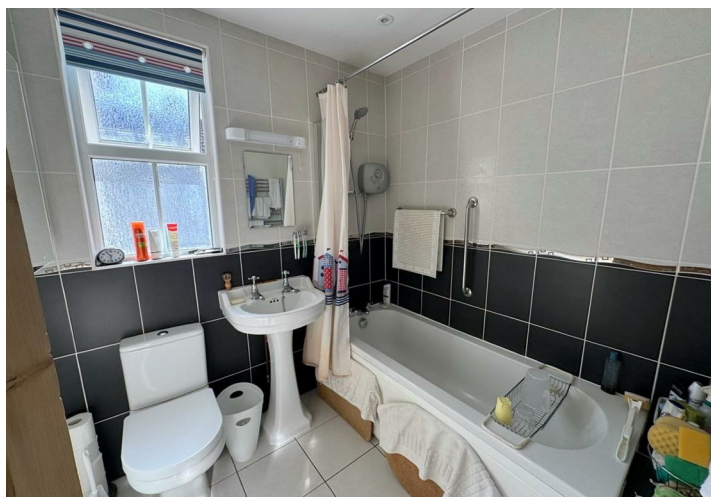
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

#### OPENING HOURS

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

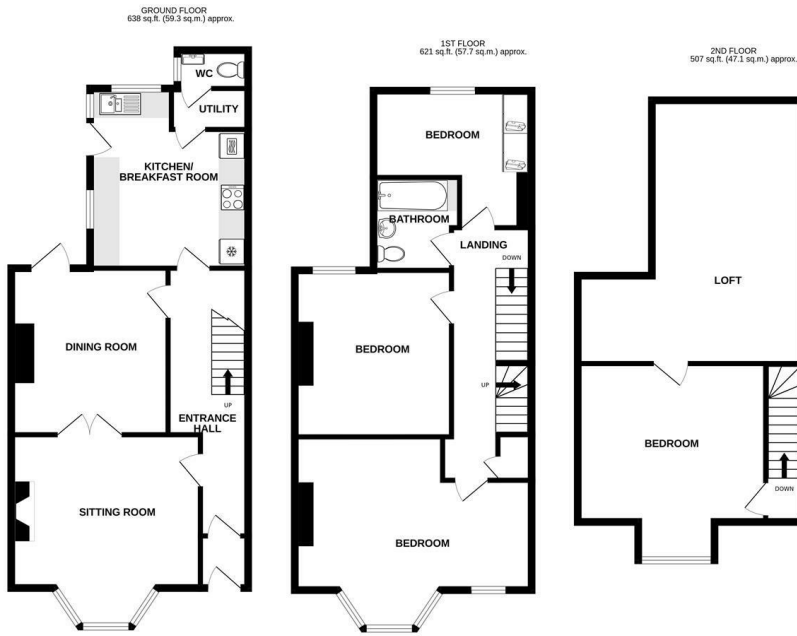
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









TOTAL FLOOR AREA: 1765 sq.ft. (164.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
 Made with Metropix v2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.