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Taylor Engley

<u>15 Coppice Close, Lower Willingdon, Eastbourne, BN20 9QH</u>
<u>Offers In Excess Of £375,000 Freehold</u>

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this well presented THREE BEDROOM, TWO BATHROOM semi detached bungalow, situated in the favoured Lower Willingdon area of Eastbourne. The property benefits from gas fired central heating, sealed unit double glazing and SOLAR PANELS which we have been informed currently generate approximately £1000 per year from the government feed tariff. EPC = D**

The property is conveniently located being within level walking distance of schools for most age groups, local shops and bus services. ACCESS TO THE BEAUTIFUL SOUTH DOWNS IS ALSO WITHIN WALKING DISTANCE. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** ENTRANCE HALL * LOUNGE * DINING AREA * KITCHEN * MASTED BEDROOM WITH EN-SUITE BATHROOM * TWO FURTHER BEDROOMS * FAMILY SHOWER ROOM * GARDEN OFFICE * SPACIOUS DRIVEWAY * GARDEN ***

UPVC FRONT DOOR TO:

ENTRANCE HALL
Double glazed windows to front, built-in cupboard housing the gas and electric meters and fuse board, radiator, further built-in cupboard.

KITCHEN
12'2 x 9' max (3.71m x 2.74m' max)
Fitted with a range of built-in cupboards and drawers, integral fridge freezer, built-in electric oven and hob with extractor hood over, space and plumbing for washing machine, sink unit, integral dishwasher, space for further appliance, work surfaces, double glazed window overlooking the rear garden.

LOUNGE
14'1 x 12'7 (4.29m x 3.84m)
Feature fireplace, radiator, open plan to:

DINING ROOM
9'4 x 6'9 (2.84m x 2.06m)
Patio doors to the garden, glass roof.

SHOWER ROOM
Suite comprising large shower cubicle, wc, washbasin with cupboard below, heated towel rail, double glazed window to front, extractor fan.

BEDROOM ONE
12'7 x 11'1 plus door recess (3.84m x 3.38m plus door recess)
Radiator, double glazed window with outlook to side.

EN-SUITE BATHROOM
Suite comprising washbasin, bath with mixer tap and shower attachment, wc, walk-in shower, heated towel rail, double glazed window to side, built-in shelved cupboard, extractor fan.

BEDROOM TWO
13'9 x 13'5 (4.19m x 4.09m)
Double aspect room with double glazed windows to front and side, radiator, built-in desk and shelving.

BEDROOM THREE
9'8 x 7'8 (2.95m x 2.34m)
Radiator, double glazed window with outlook to front.

OUTSIDE

TO FRONT
Spacious driveway, mature shrubs, lawn, gate to rear.

TO REAR
Lawn, patio and decked areas, timber shed, views of the South Downs.

GARDEN OFFICE
9' x 7'7 (2.74m' x 2.31m)
Double glazed windows, power and light, built-in cupboard.

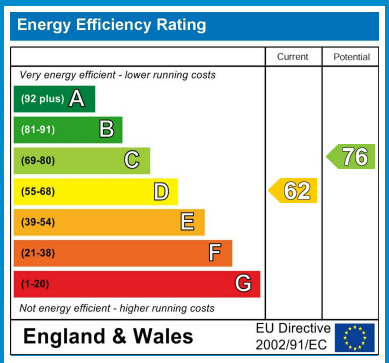
SOLAR PANELS
There are PV panels (solar panels) on the roof which generate approximately £1000 per year from the government feed in tariff. These are owned by the current vendors, so the ownership & associated government feed in tariff would be transferred to the new owners of the bungalow.

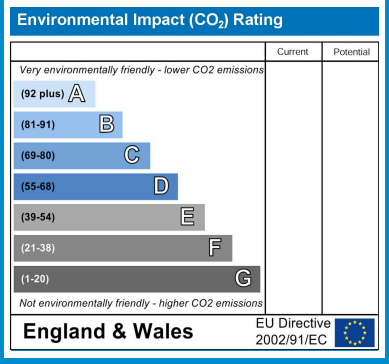
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band C.

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.





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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