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**Taylor Engley**



**30 St. Marys Road, Old Town, Eastbourne, East Sussex, BN21 1QD**

**Guide Price £355,000 Freehold**

**An opportunity arises to acquire this well presented TWO BEDROOMED TERRACED CHARACTER HOME, located in the favoured Motcombe area. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating. Features include Sash windows and window shutters, lounge open plan to dining room, fitted kitchen with integrated appliances, two double bedrooms, spacious bath/shower room with wc and a walled courtyard garden to rear.**





The property is located in the favoured Motcombe Village area being within walking distance of Motcombe Park, Waitrose supermarket and local pubs. Gildredge Park is also within walking distance. Eastbourne's town centre is approximately one mile distant and offers a comprehensive range of shopping facilities and mainline railway station.

**\* CHARACTER HOME IN FAVOURED MOTCOMBE VILLAGE AREA \* WELL PRESENTED AND MUCH IMPROVED \* SPACIOUS OPEN PLAN LOUNGE/DINING ROOM \* FITTED KITCHEN WITH INTEGRATED APPLIANCES \* TWO DOUBLE BEDROOMS \* SPACIOUS BATH/SHOWER ROOM WITH WC \* SASH WINDOWS WITH FITTED WINDOW SHUTTERS \* COURTYARD GARDEN TO REAR \* GAS FIRED CENTRAL HEATING \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## **The accommodation**

Comprises:

Part glazed front door opening to:

### **Entrance Hall**

Radiator with cover, door opening to:

### **Lounge/Dining Room**

#### **Lounge Area**

11'8 x 11'4 to chimney breast (3.56m x 3.45m to chimney breast)

Feature fireplace surround with cast iron inset and tiled hearth, fitted cupboard unit having space for television, if desired, Sash windows with fitted shutters to front, radiator with cover, LED lighting. Wide opening to dining area.

#### **Dining Area**

11'8 x 11'5 to chimney breast (3.56m x 3.48m to chimney breast)

Fitted cupboard unit, sash window with shutter to rear, radiator with cover.

Door from dining area to:

#### **Fitted Kitchen**

12'7 x 8'11 (3.84m x 2.72m)

(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, Neff electric oven with Beaumatic microwave and warmer drawer below, Beaumatic four ring ceramic hob with Neff extractor fan over, Neff fridge/freezer, Neff Dishwasher, wine cooler, part tiled walls, tiled floor with underfloor electric heating, two windows to side with fitted window shutters and double doors opening to rear courtyard.

Stairs rising from hall to:

#### **First Floor Landing**

Loft hatch to roof space, cupboard having plumbing for washing machine, light, power and window.

### **Bedroom 1**

12'7 x 11'11 (3.84m x 3.63m)

(12'7 from cupboard front to chimney breast)

Two freestanding wardrobe cupboards - one having mirror fronted sliding doors, built-in shelved cupboard, feature fireplace surround, two Sash windows to front with fitted window shutters, radiator with cover.

### **Bedroom 2**

11'8 x 8'8 (3.56m x 2.64m )

(8'8 to chimney breast)

Feature fireplace surround, built-in cupboard, radiator with cover, Sash window to rear with window shutter.

### **Bath/Shower Room**

Spacious room having shaped Jacuzzi bath with mixer tap and shower attachment, separate shower cubicle, wall mounted wash hand basin with mixer tap, low level wc with concealed cistern, large fitted wall mirror, heated towel rail, LED downlighters, tiled walls, tiled floor, Sash window with fitted window shutters.

### **Outside**

Attractive split level wall courtyard garden to rear laid mainly to decking, outside tap, outside timber garden store, outside store cupboard housing Worcester wall mounted gas fired boiler and having light and power.

### **COUNCIL TAX BAND:**

Council Tax Band - 'C' Eastbourne Borough Council.

### **BROADBAND AND MOBILE PHONE CHECKER:**

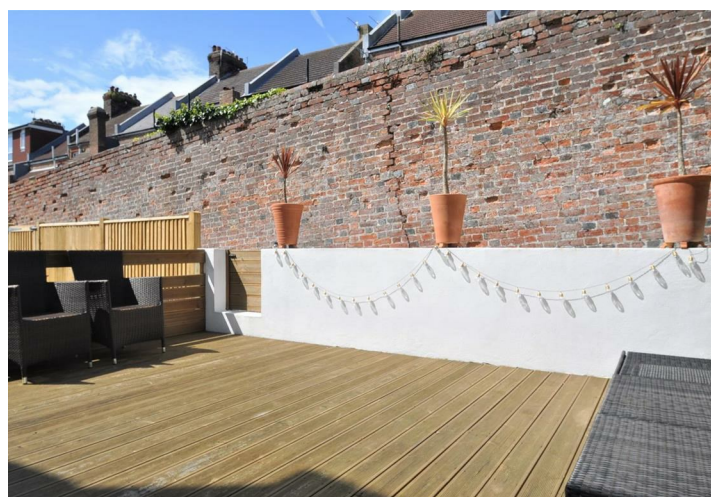
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### **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 ENGLE.








GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)


1ST FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	87
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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