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Taylor Engley



211D Eastbourne Road, Polegate, East Sussex, BN26 5DU

Guide Price £445,000 Freehold

An excellent opportunity arises to acquire this **SPACIOUS AND WELL PRESENTED FOUR BEDROOMED SEMI-DETACHED HOME**, located on the borders of Polegate and Lower Willingdon. The property was constructed approximately nine years ago and offers generously proportioned living accommodation with the benefit of gas fired central heating and double glazed windows. Features include a double aspect 19'9 x 18' living room, 21' x 8'1 kitchen/breakfast room, four spacious bedrooms - one with en-suite, family bathroom and utility room. Outside there are two allocated car parking spaces to front and a level rear garden which enjoys a west to south westerly aspect and extends to approximately 97' in depth. EPC=B.



The property is considered to occupy a convenient location on the borders of Polegate and Lower Willington. Schools for most age groups are within walking distance and Polegate High Street with its local shops and mainline railway station, is approximately half a mile distant. Bus services pass along the Eastbourne Road whilst Eastbourne's town centre is approximately four miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** DECEPTIVELY SPACIOUS FOUR BEDROOMED HOME * 19'9 X 18' LIVING ROOM * 21' X 8'1 KITCHEN/BREAKFAST ROOM * UTILITY ROOM * CLOAKROOM * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * TWO ALLOCATED CAR PARKING SPACES * LEVEL REAR GARDEN OF APPROXIMATELY 97' IN DEPTH ENJOYING A WEST TO SOUTH WESTERLY ASPECT ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, storage cupboard.

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splashback, radiator, downlighters, window to side.

Utility Room

6'5 x 5'7 (1.96m x 1.70m)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base unit below, space and plumbing for washing machine and space for tumble dryer. Logic wall mounted gas fired boiler, consumer unit, radiator, outlook to front and door to side.

Door from entrance hall to:

Living Room

19'9 max x 18'1 max (6.02m max x 5.51m max)

Spacious double aspect room, two radiators, window to side, double doors opening to rear garden. Double connecting doors opening to kitchen/breakfast room.

Kitchen/Breakfast Room

21' max x 8'1 max (6.40m max x 2.46m max)

(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, Indesit electric fan assisted oven, Indesit four ring ceramic hob with extractor fan over, Indesit dishwasher, Indesit under counter fridge (not working) and Indesit under counter freezer, downlighters, radiator, outlook to front.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space, airing cupboard housing cylinder.

Bedroom 1

13' max x 11'4 max (3.96m max x 3.45m max)

(11'4 max reducing to 7'6)

Radiator, outlook to front.

En-Suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap set into cupboard unit with mirror over, low level wc with concealed cistern, chrome effect heated towel rail, downlighters.

Bedroom 2

11'4 x 11' (3.45m x 3.35m)

Radiator, outlook to rear.

Bedroom 3

15'4 x 8'1 (4.67m x 2.46m)

Built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 4

9'6 x 8'1 (2.90m x 2.46m)

(9'6 plus door recess x 8'1)

Built-in cupboard, radiator, outlook to front.

Family Bathroom

Bath with tiled surround and shower unit over, shower screen, wash hand basin with mixer tap set into drawer unit and having mirror over, low level wc, chrome effect heated towel rail, downlighters.

Outside

Allocated Parking

Two allocated car parking spaces to front.

Rear Garden

Level rear garden considered to be a feature of the property enjoying a west to south westerly aspect and extending to approximately 97' (29.57m) in depth. Full width patio area to immediate rear leading onto area laid to astroturf with some raised planters. Towards the far end of the garden there is an area laid to lawn, timber shed, timber summerhouse and some further planters, outside tap, outside light, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District 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.

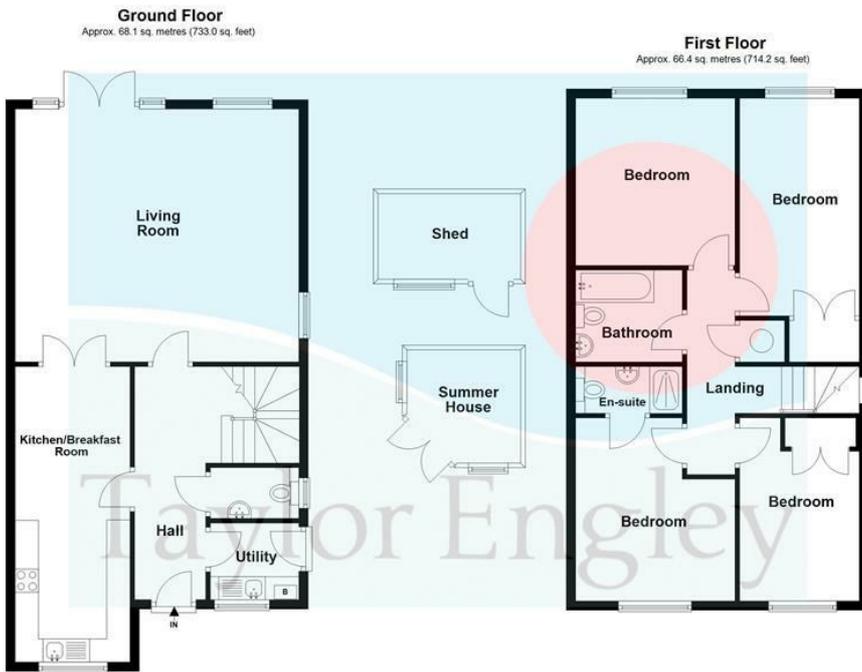
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Total area: approx. 134.5 sq. metres (1447.2 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(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 (CO₂) 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.

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