

29A ST. ANNES ROAD UPPERTON
EASTBOURNE EAST SUSSEX BN21 2DJ

GUIDE PRICE £565,000 FREEHOLD

est. 1978

Taylor Engley

A well presented and much improved FOUR BEDROOMED MID TERRACED TOWN HOUSE located in the favoured Upperton area of Eastbourne. The property is considered to be in excellent decorative order and provides ideal family accommodation having the benefit of gas fired central heating and double glazed windows with plantation shutters. Features include an attractive first floor living room with views over the rear garden. There is a modern kitchen with integrated appliances, the master bedroom is on the first floor with en-suite bathroom, there is a further bathroom on the second floor, where there three further bedrooms. There are attractive westerly gardens to rear with access to a garage and adjacent parking. EPC = C

The accommodation
Comprises:
Newly fitted composite front door opening to:

ENTRANCE HALL
With ceramic tiled flooring, coved ceiling, understairs storage recess

STUDY/OPTIONAL BEDROOM 8'7 x 7'10 (2.62m x 2.39m)
With upvc window to front, coved ceiling, radiator.

CLOAKROOM/WC
With a white suite comprising low level wc, wall mounted hand wash basin with chrome fitments, tiled splashback, ceramic tiled flooring in complimentary tiling

REFITTED KITCHEN/DINING ROOM 17'3 maximum x 16'4 (5.26m maximum x 4.98m)
Recently refitted with a range of matching cream fronted eye and base level units with rolled edge moulded worktop surfaces over with inset one and a half bowl stainless steel sink unit with chrome mixer taps. integrated dishwasher, five burner stainless steel gas hob with adjacent stainless steel eye level oven and grill, part tiled walls in complimentary tiling, coved ceiling, dining area. Ceramic tiled flooring, upvc windows to rear and French doors to access rear garden.

UTLILTY ROOM 6'3 x 5'6 (1.91m x 1.68m)
With an additional range of matching of matching eye and base level units with single drainer stainless steel sink unit with chrome fitments, space and plumbing for washing machine and tumble drier, cupboard housing wall mounted Worcester Bosch gas combination boiler for the provision of gas fired central heating and domestic hot water.

Stairs rising from hallway to:

FIRST FLOOR LANDING
With wall mounted thermostat for the gas fired central heating.

SITTING ROOM 16'3 x 15'3 (4.95m x 4.65m)
With upvc windows to rear with Juliet balcony, coved ceiling, television point, radiator

MASTER BEDROOM 14'3 x 14'0 (4.34m x 4.27m)
With upvc windows to front and door opening to Juliet balcony built in double wardrobes, coved ceiling and radiator.

EN-SUITE BATHROOM/WC 8'8 x 5'0 (2.64m x 1.52m)
White suite comprising double shower cubicle with thermostatic shower unit over, pedestal hand wash basin with chrome fitments, low level wc, part tiled walls with complimentary floor tiling, extractor access door to master bedroom and landing (Jack and Jill access)

Stairs from the first floor landing to:

SECOND FLOOR LANDING
With skylight on second floor landing

BEDROOM TWO 16'3 x 13'7 maximum (4.95m x 4.14m maximum)
With upvc windows to front with built in wardrobes.

BEDROOM THREE 15'9 maximum x 9'8 (4.80m maximum x 2.95m)
With upvc windows to rear, built in double wardrobes, coved ceiling, radiator

BEDROOM FOUR 11'6 x 6'2 (3.51m x 1.88m)
With a velux window to rear, radiator, store cupboard.

GUEST BATHROOM/WC 8'8 x 6'0 (2.64m x 1.83m)
With a white suite comprising panelled bath with chrome mixer taps and shower attachment over, pedestal hand wash basin, low level wc, part tiled walls and skylight.

ON SITE GARAGE 17'0 x 8'4 (5.18m x 2.54m)
With power and light with personal access door to rear

DRIVEWAY PARKING
Adjacent to the garage with parking for two vehicles.

SOUTH WESTERLY GARDENS TO REAR
Landscaped with patio area leading to area principally laid to lawn with close boarded fences to sides, gated access to rear with summerhouse and a south westerly aspect

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 - Eastbourne Borough Council Band 'F '

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 ENGLEY.








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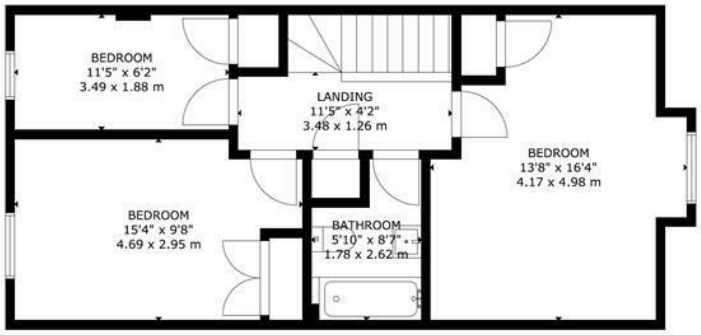




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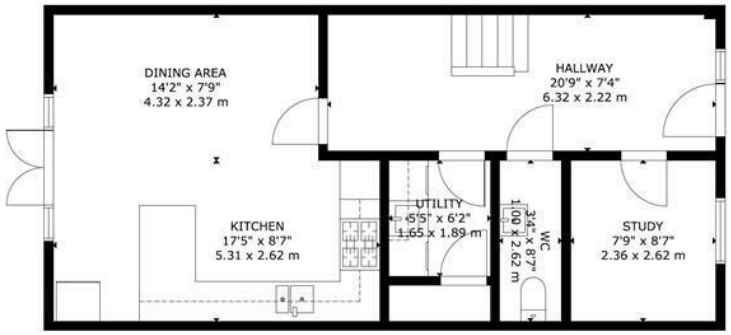
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FLOOR 3



FLOOR 2

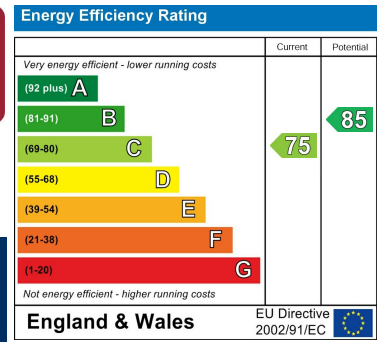


FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,727 sq.ft
FLOOR 1: 580 sq.ft, FLOOR 2: 579 sq.ft, FLOOR 3: 568 sq.ft









OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm 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 themselves by inspection or otherwise as to their correctness.