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est. 1978
Taylor Engley









28 The Crescent, Old Town, Eastbourne, BN20 8PU
Price £310,000 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE three bedroom semi detached house, situated in the popular OLD TOWN AREA. The property benefits from two reception rooms, a ground floor cloakroom/WC, three double bedrooms, a conservatory and a good size garden to rear. * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * DOWNLAND VIEWS TO FRONT * EPC = D *



The property occupies a convenient location within the Old Town area, being within close proximity to local shops in Green Street and Victoria Drive. Bus services serve the Old Town district and schools for most age groups are within a one mile radius. Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENTRANCE HALL * CLOAKROOM/WC * KITCHEN * CONSERVATORY * LOUNGE * DINING ROOM * THREE DOUBLE BEDROOMS * BATHROOM * WC * DRIVEWAY * GARDENS TO FRONT AND REAR ***





FRONT DOOR TO:

ENTRANCE HALL
Radiator, double glazed window with outlook to side, understairs storage cupboard, deep built-in cupboard housing the wall mounted Glow-Worm boiler and plumbing for washing machine.

CLOAKROOM/WC
Low level wc, washbasin, double glazed window to rear.

KITCHEN
12'5" x 7'3" (3.78m x 2.21m)
Fitted with a range of built-in cupboards and drawers, space for dishwasher, fridge freezer and cooker with extractor hood over, sink unit, work surfaces, double glazed window with outlook to rear, door to:

CONSERVATORY
9'10" x 6'3" (3.00m x 1.91m)
Double glazed windows overlooking the garden, door to garden.

LOUNGE
13' x 12'4" (3.96m x 3.76m)
Double glazed window with outlook to front, radiator.

DINING ROOM
11'3" x 10'1" max (3.43m x 3.07m max)
Double glazed bay window, with outlook to front, radiator.

From the entrance hall, stairs rise to the first floor landing with double glazed window to side, radiator, built-in shelved cupboard, hatch to loft space

BATHROOM
White suite comprising bath with Triton shower over, washbasin, double glazed window to rear, heated towel rail.

WC
Low level wc, double glazed window to side.

BEDROOM ONE
12'5" x 12'6" (3.78m x 3.81m)
Double glazed window with outlook to front, radiator.

BEDROOM TWO
12'7" x 8' (3.84m x 2.44m)
Double glazed window with outlook to rear, radiator.

BEDROOM THREE
10' x 9'8" max (3.05m x 2.95m max)
Double glazed window with outlook to front, radiator.

DRIVEWAY
Driveway proving off road parking to front.

GARDEN
Mainly laid to lawn, patio area, greenhouse and well stocked flowerbeds.

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.













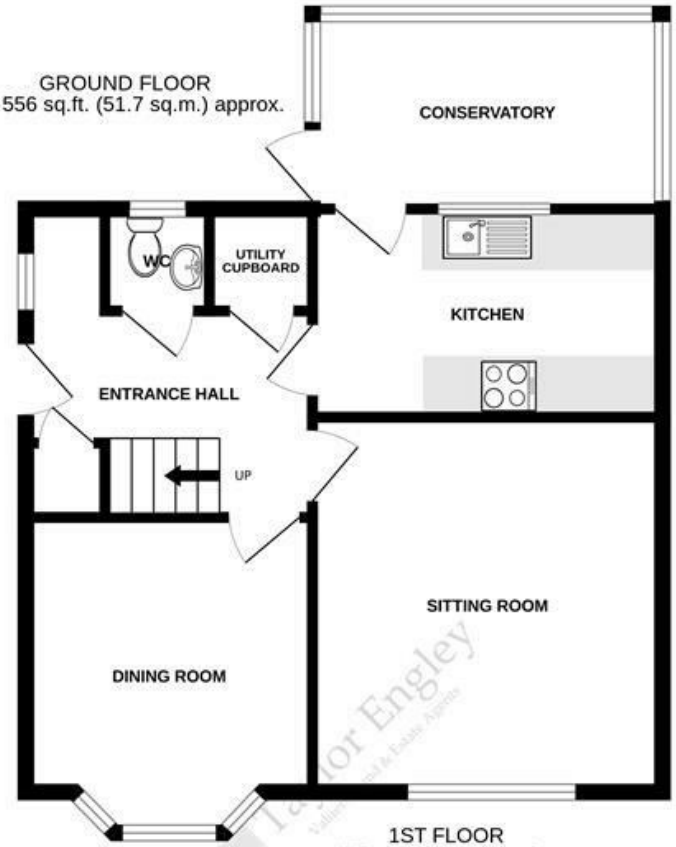

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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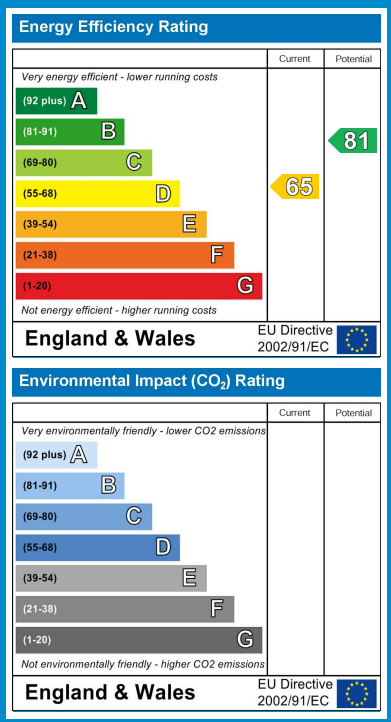

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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