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est. 1978

Taylor Engley



20 Hyde Road, Little Chelsea, Eastbourne, East Sussex, BN21 4SX
Guide Price £475,000 Freehold

Situated in the favoured Little Chelsea area of Eastbourne within yards of central amenities - this **CHARACTER BAY FRONTED THREE/FOUR BEDROOMED SEMI-DETACHED HOME** offered with gas fired central heating, two separate reception rooms, courtyard garden and is considered to be in good decorative order. Built in the late 1800's this property offers deceptively spacious accommodation throughout and is ideally located to local shops, amenities and mainline railway station. Paved courtyard to rear enjoys a southerly aspect. EPC = E



*** ENTRANCE HALL * SITTING ROOM * DINING ROOM/OPTIONAL BEDROOM 4 *
KITCHEN/BREAKFAST ROOM * GROUND FLOOR BATHROOM/WC * THREE FIRST FLOOR
DOUBLE BEDROOMS * SECOND BATHROOM/WC * ENCLOSED SECLUDED GARDENS TO REAR
WITH A SOUTHERLY ASPECT ***



The property is ideally situated within the Little Chelsea area of Eastbourne within close proximity to local amenities in nearby Grove Road with Eastbourne's mainline railway station, comprehensive shopping facilities, theatres and seafront being within easy walking distance.

The accommodation

Comprises:

Front door opening to:

Entrance Hall

Pine strip flooring, radiator, understairs storage cupboard, dado rail, picture rail.

Living Room

17' x 14'3 (5.18m x 4.34m)
(17' into recess s 14'3 into bay)

Sash window to side and adjacent windows to front, television point, open cast iron fireplace with tiled surround, picture rail, telephone point, television point, coved ceiling, three radiators.

Dining Room/ Optional Bedroom 4

12'2 x 11'9 (3.71m x 3.58m)
(11'9 into chimney breast recess)

Sash window to rear, radiator, picture rail, dado rail, pine strip flooring.

Kitchen/Breakfast Room

12' x 11'1 (3.66m x 3.38m)
Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, four burner ceramic hob with electric stainless steel Bosh oven, radiator, space and plumbing for washing machine and slimline dishwasher, space for fridge freezer, Sash window to rear, door providing access to rear garden, internal door providing access to inner lobby.

Inner Lobby

Leading to:

Ground Floor Bathroom

9'3 x 3'8 (2.82m x 1.12m)
Comprising panelled bath with chrome fittings, pedestal wash hand basin with chrome fittings, dual flush low level wc, chrome heated towel rail, obscure window to front and rear, fully tiled walls.

Stairs rising from entrance hall to:

First Floor Landing

Spacious storage cupboard with hatch to loft.

Bedroom 1

12'3 x 11'9 (3.73m x 3.58m)
Sash windows to rear, double radiator, telephone point, picture rail, views over the garden.

Bedroom 2

11'4 x 10'2 (3.45m x 3.10m)
Irregular shaped room, double radiator, Sash window to rear, television point, satellite point.

Bedroom 3

12'3 x 12' (3.73m x 3.66m)
Sash window to side overlooking Camden Road, radiator, cupboard housing Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water, immersion tank, switch and slatted shelving.

Bathroom

11'3 x 6'6 max (3.43m x 1.98m max)
White suite comprising panelled bath with chrome fittings, pedestal wash hand basin with chrome fittings, dual flush wc, double radiator, picture rail, Mira Sport electric shower unit over, obscure Sash window to side.

Outside

Front Garden

Established shrub borders to front and side with pathway to front door.

Rear Gardens

Being a particular feature of the property with specimen tropical plants including palms and banana trees, eucalyptus, brick walls to sides, access door to Hyde Road.

N.B.

Council Tax Band 'D' Eastbourne Borough Council.

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY. We are open 7 days a week

FOR CLARIFICATION

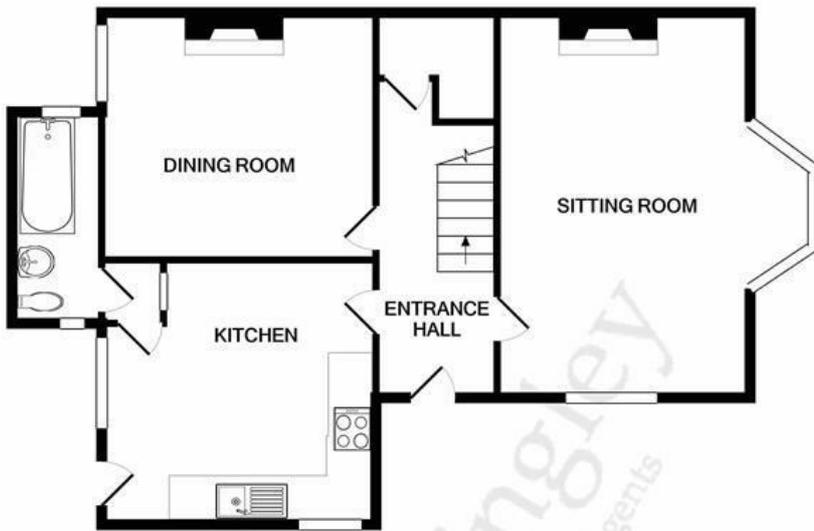
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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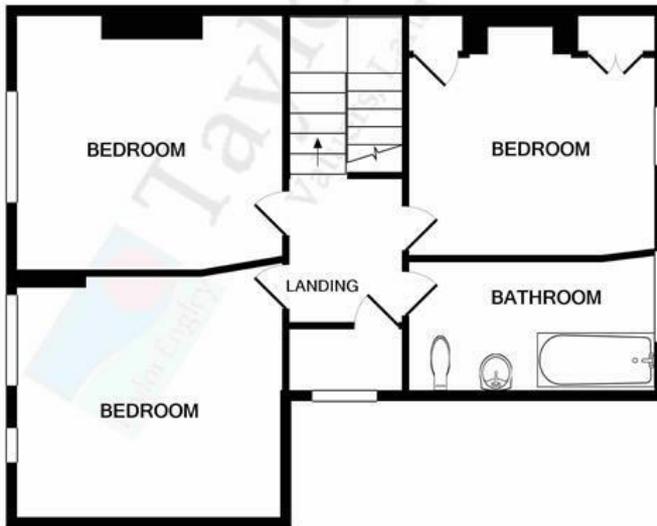








GROUND FLOOR



1ST FLOOR

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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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