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Taylor Engley



138 Whitley Road, Eastbourne, East Sussex, BN22 8LT
Guide Price £289,950 Freehold

An excellent opportunity to purchase this well presented THREE BEDROOMED MID TERRACED HOME in this popular east of town centre location. The property benefits from gas fired central heating, sealed unit double glazing, through lounge dining room with modern fitted kitchen. Additionally the property offers three first floor bedrooms, secluded gardens to rear and the vendors are suited.



The property is conveniently located being within close proximity to local shops and amenities in nearby Seaside whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately half a mile distant.

*** ENTRANCE HALL * LOUNGE OPENING TO DINING ROOM * FITTED KITCHEN * GROUND FLOOR SHOWER ROOM/WC * THREE FIRST FLOOR BEDROOMS * SECLUDED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * INTERNAL INSPECTION HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

ENRANCE HALL

LOUNGE

15'2 x 12'4 into chimney breast recess (4.62m x 3.76m into chimney breast recess)
Upvc bay window to front, feature electric wall mounted fireplace, vertical radiator.

DINING ROOM

12'3 x 10'1 (3.73m x 3.07m)
With upvc windows to rear, radiator, coved ceiling and radiator.

MODERN KITCHEN

12'2 x 8'8 (3.71m x 2.64m)
Range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps. Stainless steel electric oven with five burner gas hob above, stainless steel chimney extractor above, double radiator. Upvc window to side with door providing access to rear garden.

GROUND FLOOR SHOWER ROOM

8'2 x 4'7 (2.49m x 1.40m)
Spacious enclosed shower cubicle with thermostatic shower unit over, pedestal hand wash basin, upvc obscure window to rear.

Stairs from hallway to:

First Floor Landing

Hatch to loft.

BEDROOM ONE

15'0 x 12'0 into chimney breast recess (4.57m x 3.66m into chimney breast recess)
Upvc windows to front, built-in wardrobe, radiator, coved ceiling.

BEDROOM TWO

12'0 x 10'2 chimney breast recess (3.66m x 3.10m chimney breast recess)
Upvc windows to rear, radiator built-in single wardrobe.

BEROOM THREE

8'10 x 8'8 (2.69m x 2.64m)
Upvc window to rear, radiator, cupboard housing Glow Worm combination gas boiler for the provision of gas fired central heating and domestic hot water.

REAR GARDEN

Principally laid to paving with small sections of area laid to artificial lawn, timber shed, rear access.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

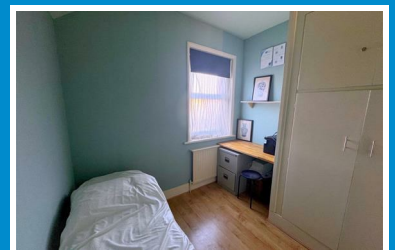
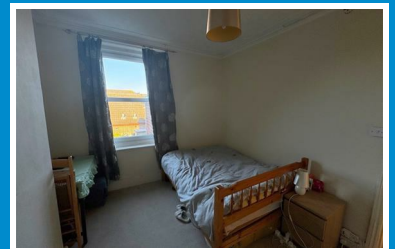
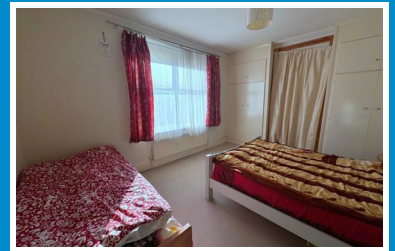
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

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.





Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

Please note that this Floor Plan is for identification purposes and the measurements should not be relied upon.
Plan produced using The Mobile Agent.

138 Whitley Road, Eastbourne

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	64	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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.

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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