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Taylor Engley









92 Filching Road, Old Town, Eastbourne, East Sussex, BN20 8SD
Price Guide £342,500 Freehold

Taylor Engley are delighted to offer to the market this FOUR BEDROOM SEMI-DETACHED HOUSE, ENJOYING FAR REACHING VIEWS OF THE SOUTH DOWNS AND ACROSS EASTBOURNE TO THE SEA. The property is located in the highly desirable Old Town area of Eastbourne and benefits from a GARAGE, SOLAR PANELS, GROUND FLOOR CLOAKROOM/WC, GAS FIRED CENTRAL HEATING & DOUBLE GLAZING. EPC = B



The property is situated within close proximity to The South Downs, whilst local shops in Victoria Drive and Green Street are approximately half a mile distant. Bus services pass along Filching Road and Eastbourne town centre and main line railway station is approximately two miles distant.

*** ENTRANCE HALL * LIVING ROOM * KITCHEN/DINER * CLOAKROOM/WC * FOUR BEDROOMS * BATHROOM * GARAGE * DRIVEWAY * GARDENS ***





The accommodation
Comprises:

Upvc front door opening to:

Entrance Hall
Radiator, oak flooring.

Lounge
17'7 max x 13'5 (5.36m max x 4.09m)
Oak flooring, double glazed windows to front and side, radiator, inset fire.

Kitchen/Diner
19'2 x 15'3 narrowing to 8'10 (5.84m x 4.65m narrowing to 2.69m)
Fitted with a range of cream fronted cupboards and drawers, integrated Bosch dishwasher, space for fridge freezer, built-in electric oven and hob with extractor hood over, wood effect work surfaces with inset one and a half bowl sink unit, built-in larder cupboard, radiator, double glazed windows to rear, door to garden, space and plumbing for washing machine, oak flooring.

Cloakroom/Wc
White suite comprising low level wc, washbasin with cupboard below, radiator, double glazed window to rear.

Front the entrance hall the stairs rise to:

The First Floor Landing
With hatch to loft space with fitted loft ladder (The boiler is located in the loft space).

Bedroom 1
9'11 x 9'10 (3.02m x 3.00m)
Built-in wardrobe cupboards, double glazed windows to front enjoying downland views, radiator.

Bedroom 2
9'10 x 8'11 (3.00m x 2.72m)
Radiator, double glazed window with far reaching views towards the sea.

Bedroom 3
9'2 x 8'11 (2.79m x 2.72m)
Radiator, double glazed window with far reaching views towards the sea.

Bedroom 4
9'1 x 8'2 plus door recess (2.77m x 2.49m plus door recess)
Radiator, double glazed windows with views of the Downs.

Bathroom
White suite comprising low level wc, washbasin with cupboard below, bath with shower over, double glazed windows to side, heated towel rail, extractor fan.

Outside

Gardens
Gardens to front and rear, the rear offers a spacious patio area, lawned area, tap, gate to driveway, door to garage.

Garage
Up and over door, power points, door to garden.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough 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 ENGLEY.





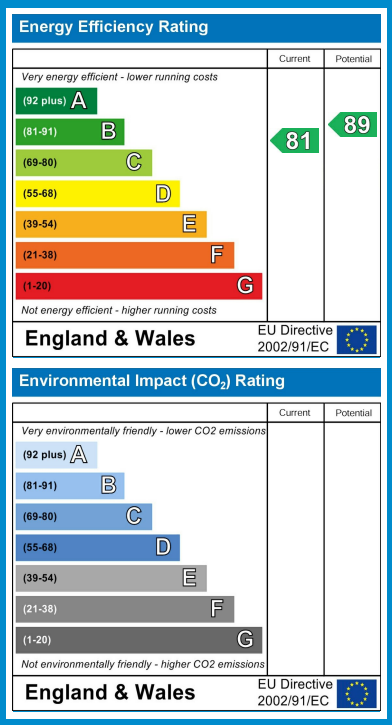












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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