



est. 1978

Taylor Engley

ABOTS LODGE 17 BOLSOVER ROAD MEADS
EASTBOURNE BN20 7JG
PRICE GUIDE £535,000 FREEHOLD

Located just off the picturesque Meads seafront, is this charming unique two bedroom link detached house, which is ideally located for those who appreciate coastal living. The property is extremely well presented and offers two spacious reception rooms, kitchen and utility room, two double bedrooms, two bathrooms and a large garage with excellent additional storage. The vibrant Meads village shops are within easy reach, providing a variety of local amenities to cater to your everyday needs. EPC = D

Front door opening to:

ENTRANCE PORCH

Tiled floor, double glazed windows to sides, glazed door opening to:

ENTRANCE HALL

Radiator, tiled floor, understairs storage cupboard, double glazed windows to side. Double doors opening to:

DINING ROOM 17'10 x 9'10 (5.44m x 3.00m)

Radiator, double glazed windows to sides.

KITCHEN 13' x 9'1 (3.96m x 2.77m)

Fitted with a range of built-in white cupboards and drawers, built-in electric oven, five burner gas hob, one and a half bowl sink unit, work surfaces, integrated fridge and dishwasher, double glazed windows to side, tiled floor, radiator, door opening to:

UTILITY ROOM 9'3 x 4'5 (2.82m x 1.35m)

Space and plumbing for washing machine and tumble dryer, windows to side, wall mounted Alpha gas fired boiler, tiled floor.

CLOAKROOM/WC

White suite comprising low level wc, wash hand basin with cupboards below, double glazed window to side, tiled floor.

Stairs rising to:

SITTING ROOM 19'3 x 17'9 (5.87m x 5.41m)

Three radiators, double glazed windows to sides, two Juliette balconies to front enjoying sea views, exposed beams.

FIRST FLOOR LANDING

Built-in storage cupboard, double glazed window to side enjoying sea views, radiator.

SHOWER ROOM

White suite comprising wash hand basin with cupboard below, low level wc, large shower cubicle, heated towel rail, tiled floor, extractor fan, recessed shelved areas.

BEDROOM ONE 14'9 x 8'11 (4.50m x 2.72m)

Double glazed window to side, radiator. Steps down to:

EN-SUITE BATHROOM

White suite comprising low level wc, bath, washbasin with cupboard below, tiled floor, heated towel rail, double glazed window to side.

BEDROOM TWO 19'2 x 6'6 to wardrobe front (5.84m x 1.98m to wardrobe front)

Double aspect room, double glazed windows to side and rear, radiator, shelving, range of built-in wardrobe cupboards.

OUTSIDE

Patio area to front.

DOUBLE GARAGE 17'11 x 17'8 (5.46m x 5.38m)

Electric roller door, power and light, consumer unit, window to side, built-in storage units, space for appliances.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

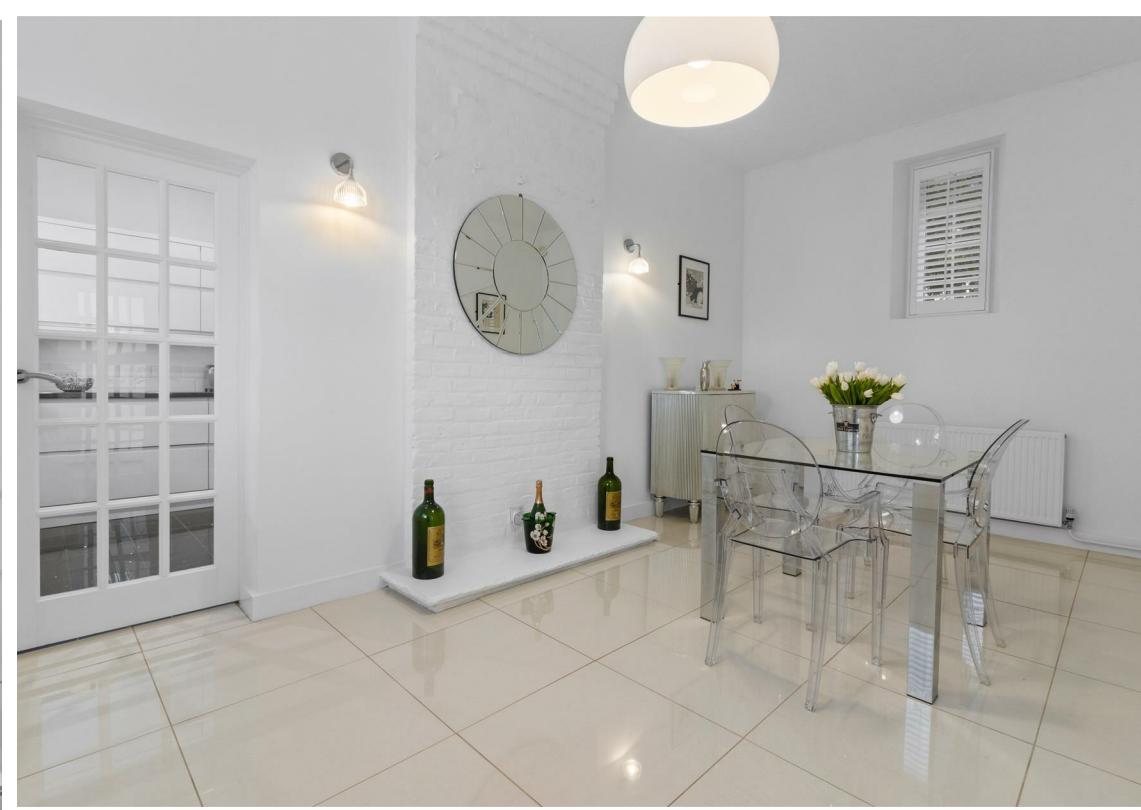
FOR CLARIFICATION:

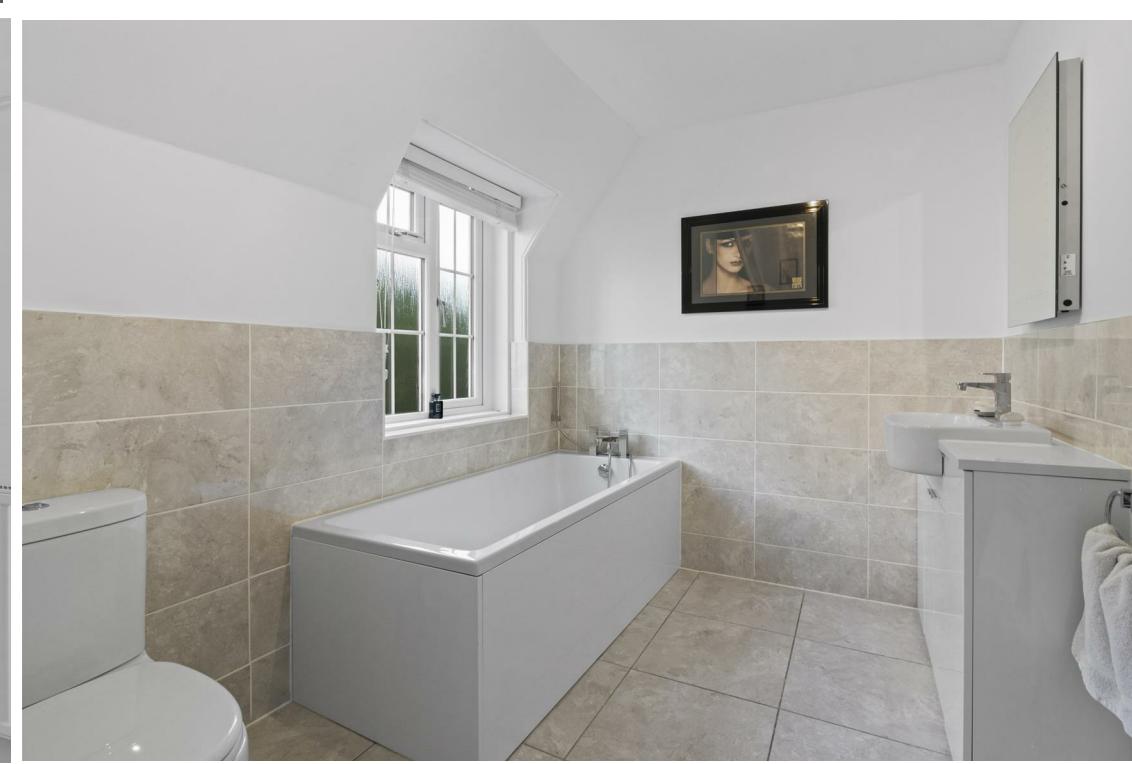
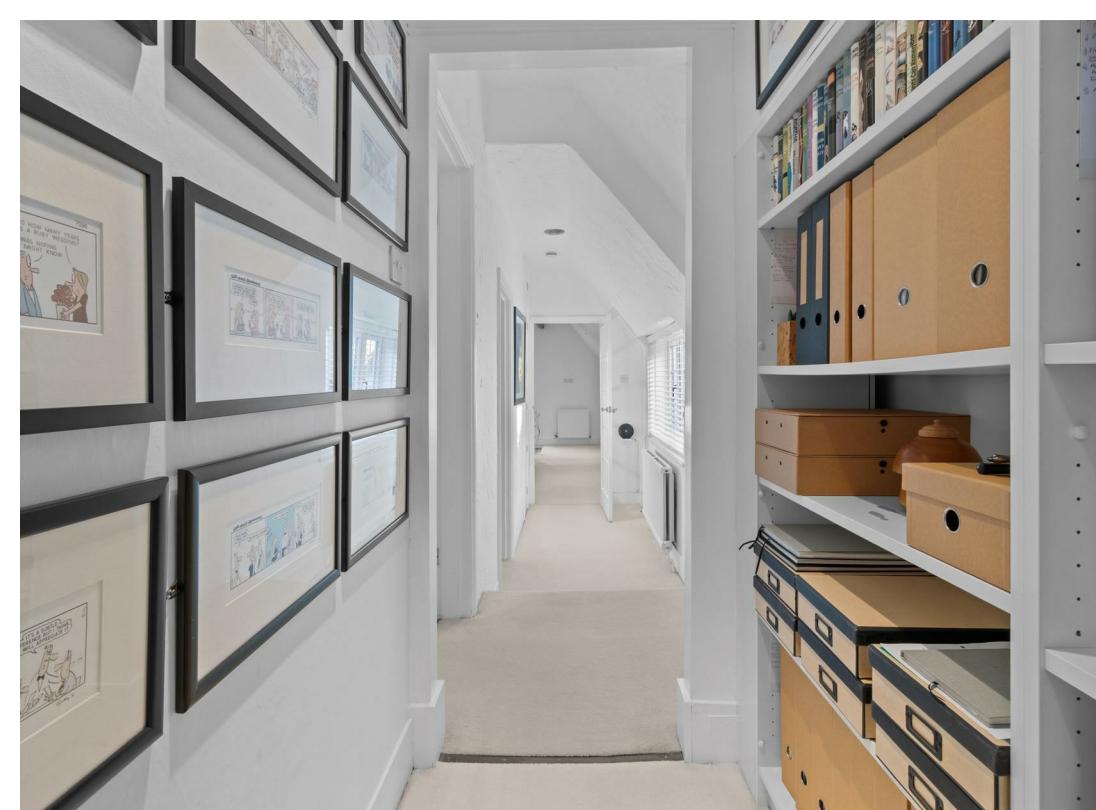
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

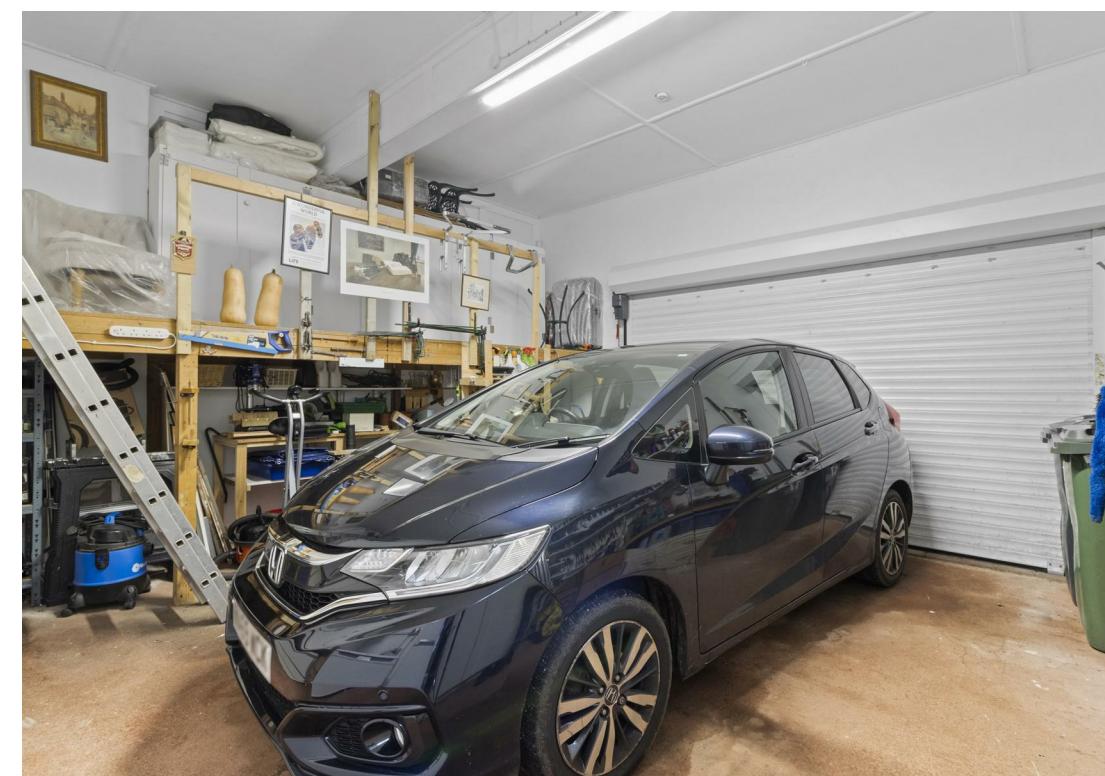
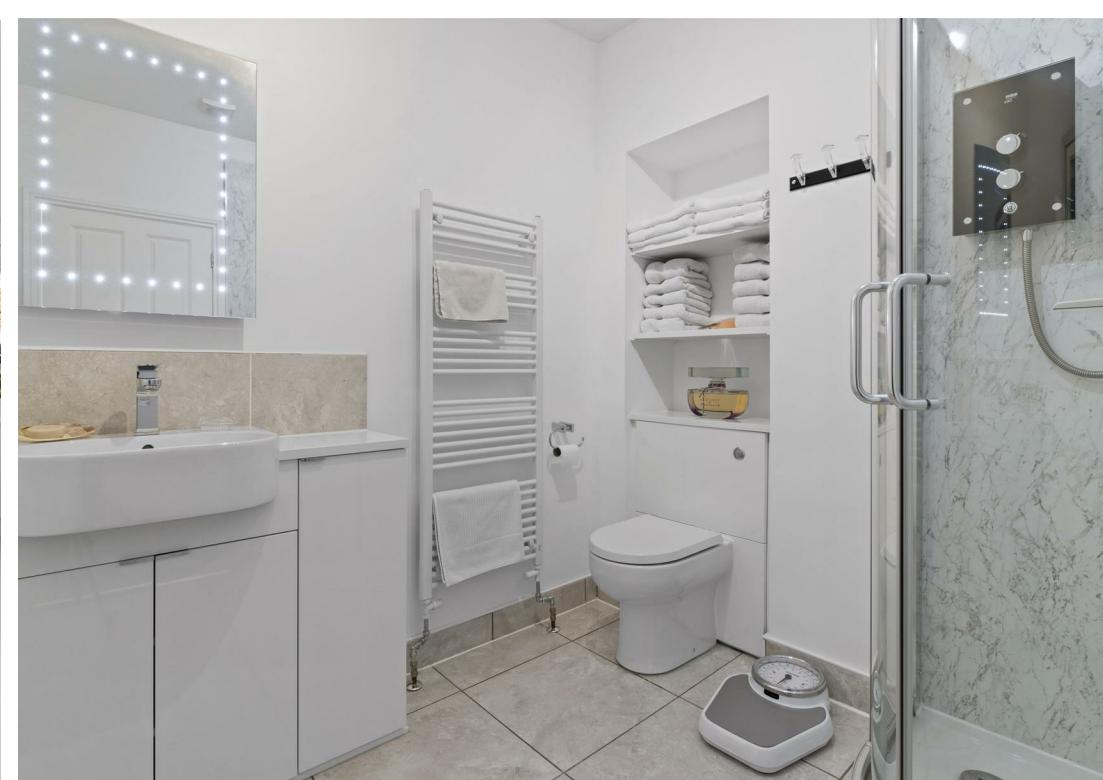
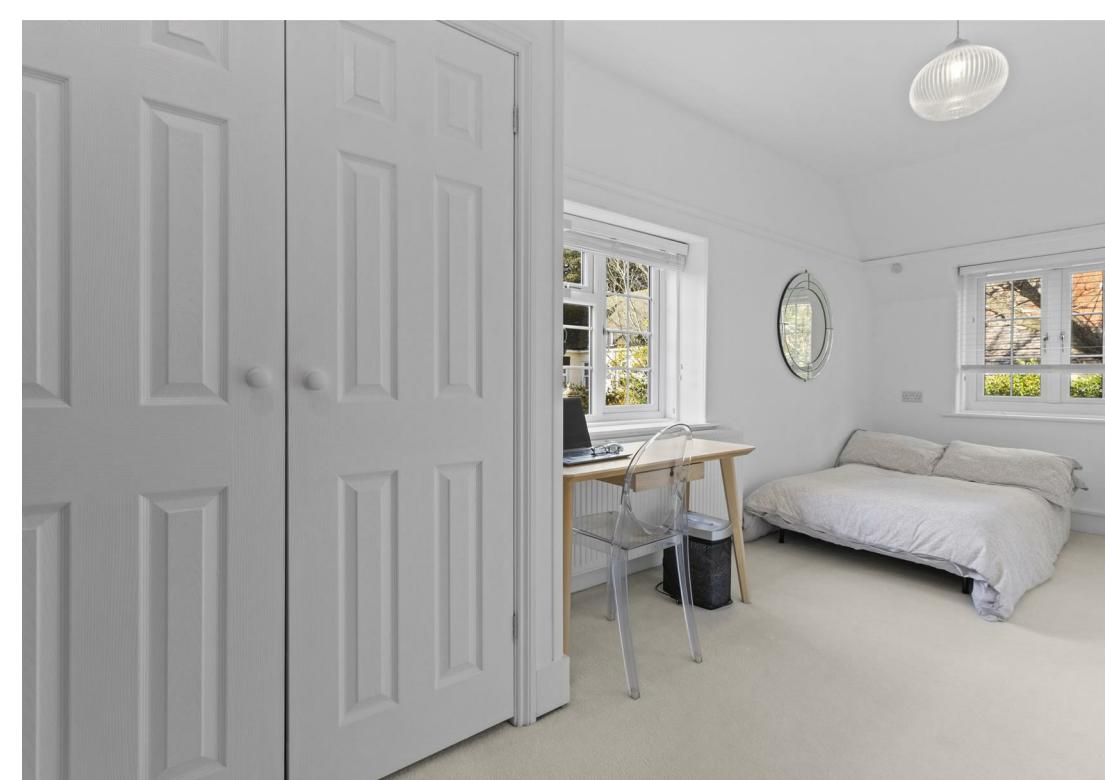
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.







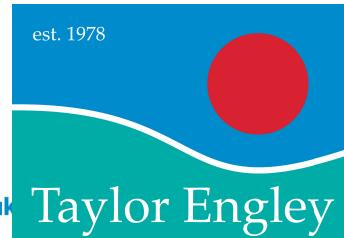




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Also at: 6 Cornfield Road, Eastbourne, East Sussex, BN21 4PJ Tel (01323) 722222 Fax (01323) 722226