

Valuers, Land & Estate Agents

6 Cornfield Road

Eastbourne

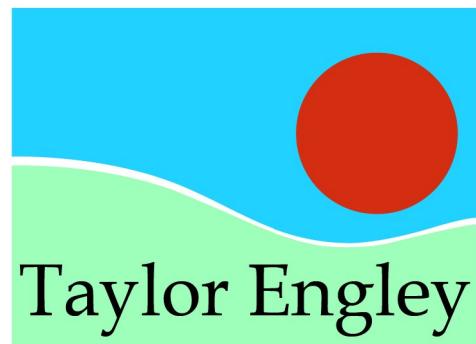
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**60 Burton Road, Rodmill, Eastbourne, East Sussex, BN21 2RW**

**Guide Price £399,950 Freehold**

An opportunity has arisen to acquire this well presented deceptively spacious TWO BEDROOMED detached bungalow in this favoured Rodmill location. The property offers level access and provides spacious living room, separate dining area, kitchen, bathroom with separate w.c and benefits from sealed unit double glazing, gas fired central heating and is being sold chain free.



Additionally, the property offers spacious garage, lean-to conservatory, driveway parking for several vehicles and is conveniently located within close proximity to local shops and amenities in nearby Framfield Way, with regular bus services passing nearby. Eastbourne's town centre with it's mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and half miles distant.

**\* FAVOURED RODMILL LOCATION \* LEVEL ACCESS \* SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA \* KITCHEN \* BATHROOM \* SEPARATE CLOAKROOM/W.C \* LEAN-TO CONVERSATORY \* ON-SITE GARAGE WITH DRIVEWAY PARKING \* ENCLOSED LAWNED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* SEALED UNIT DOUBLE GLAZING \* CHAIN FREE \***



## **The accommodation**

Comprises:

### **Covered Porch**

With access door to:

### **Hallway**

Airing cupboard with copper lagged tank, immersion switch, slatted shelving, thermostat for gas fired central heating, hatch to insulated loft, store cupboard.

### **Living Room**

21'4 x 19'11 max (6.50m x 6.07m max)  
(19'11 narrowing to 11'10)

UPVC patio doors to front with wall mounted Baxi Bermuda back boiler gas boiler for the provision of gas fired central heating and domestic hot water, tv point, radiator, UPVC window to side.

### **Dining Area**

10' x 8' (3.05m x 2.44m)

With upvc window to side coved ceiling, door to:

### **Kitchen**

9'11 x 8'7 (3.02m x 2.62m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with single drainer stainless steel sink unit with chrome fitment, space and plumbing for washing machine, space for fridge freezer, space for cooker, UPVC window to side.

### **Inner Hallway**

### **Bedroom 1**

14'9 x 11'1 (4.50m x 3.38m)

With UPVC window to rear, built-in range of double wardrobes, coved ceiling and radiator.

### **Bedroom 2**

10' x 9'10 (3.05m x 3.00m)

With UPVC window to rear, radiator.

### **Lean-to Conservatory**

14'6 x 8' (4.42m x 2.44m)

With a polycarbonate roof, part brick and UPVC construction with doors to front and rear.



### **Bathroom**

5'7 x 5' (1.70m x 1.52m)

With a coloured suite comprising panelled bath, pedestal handwash basin with chrome fitments, radiator, obscure UPVC window to side.

### **Separate W.C**

Low level w.c. obscure UPVC window to side.

### **Garage**

17'4 x 8'3 (5.28m x 2.51m)

With up and over door with light, illuminated with window to side.

### **Rear Garden**

Being a particular feature of the property principally laid to lawn, with close board fencing to sides with established borders to sides and rear, timber shed, side access to front with a secure gate.

### **Front Garden**

Principally laid to lawn set behind dwarf brick wall, with shrub borders to sides with established roses with pathway to front door.

### **Driveway Parking**

For several vehicles.

### **COUNCIL TAX BAND:**

Council Tax Band - D £2307.76 until 31st March 2024  
Eastbourne Borough Council.

### **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://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.

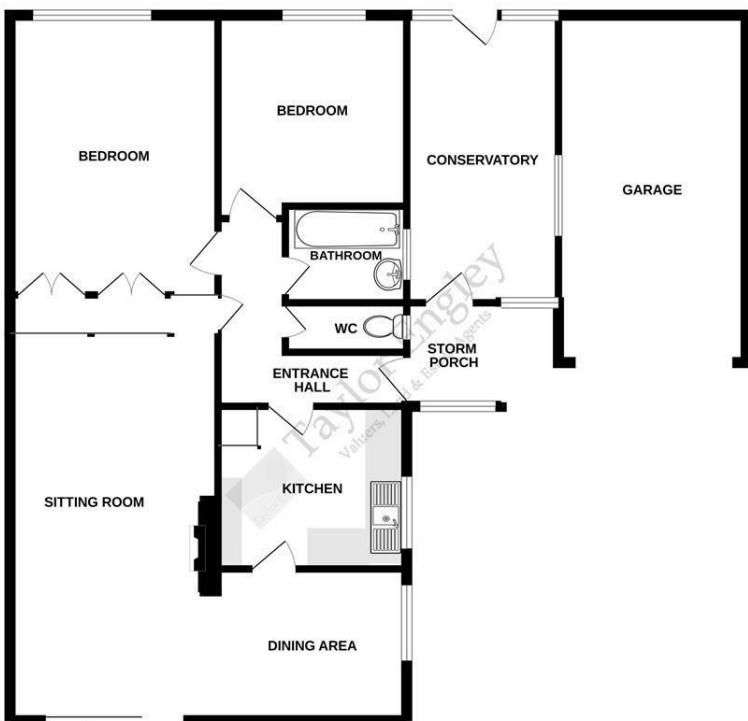
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.





GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1122 sq. ft. (104.2 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XF, company number 5477238, registered in England and Wales.

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