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est. 1978
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<u>15 Beverington Road, Rodmill, Eastbourne, East Sussex, BN21 2SD</u>
<u>£429,950 Freehold</u>

An excellent opportunity has arisen to purchase this WELL PRESENTED THREE BEDROOMED DETACHED HOME OFFERING STUNNING VIEWS TOWARDS THE SEA, in this favoured Rodmill location. The property offers gas fired central heating, upvc double glazing, dual aspect lounge with separate dining area, spacious sun room overlooking the landscaped southerly facing rear garden. The property additionally offers three double bedrooms, ground floor cloakroom, modern bathroom with separate shower on site garage with level block paved driveway. EPC = D



The property is situated in the favoured Rodmill area of Eastbourne being approximately one and a quarter of a mile distant of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station. Bus services serve the local area and local shops can be found at the nearby Framfield Way. Schools for most age groups are within a one mile radius and the Eastbourne District General Hospital is easily accessible from the Rodmill area.

*** COVERED PORCH * ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * DINING AREA * SUN ROOM * KITCHEN * LANDING * THREE BEDROOMS * BATHROOM/SHOWER ROOM/WC * ON-SITE GARAGE * DRIVEWAY PARKING * LANDSCAPED GARDENS TO REAR WITH A SOUTHERLY ASPECT * EXTENSIVE VIEWS OVER EASTBOURNE TO THE SEA ***





The accommodation
Comprises:

COVERED PORCH
With external glazed door to:

HALLWAY
With radiator, coved ceiling, understairs storage recess, coat stand, wall mounted thermostat.

CLOAKROOM/WC
With a modern white suite comprising close coupled wc, hand wash basin, with tiled splashback, heated towel rail, obscure upvc window to side.

SITTING ROOM
21'2 x 18'6 narrowing to 9'7 (6.45m x 5.64m narrowing to 2.92m)
Being L shaped with upvc picture window to front with contemporary style feature gas fireplace open plan to sun room, coved ceiling, television point, wall mounted heater and radiator.

DINING AREA
Leading off the sitting room with access to kitchen, upvc windows to rear overlooking rear garden.

SUN ROOM
11'8 x 10'0 (3.56m x 3.05m)
Being part brick and upvc construction with vaulted roof and upvc French doors to rear garden.

KITCHEN
11'5 x 8'9 (3.48m x 2.67m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over, inset one and a half bowl sink unit with chrome monobloc mixer taps. Inset four burner ceramic hob with electric oven below, extractor above, integrated fridge unit with plumbing and space for washing machine, coved ceiling with part tiled walls in complimentary wall tiling, upvc window to rear overlooking rear garden with external door to side providing access to front and rear gardens.

LANDING
Stairs ascending for hallway to first floor landing. Full length window to rear with far reaching views over Eastbourne to the sea. Cupboard housing Baxi gas boiler for the provision of gas fired central heating and domestic hot water with adjacent immersion tank and slatted shelving. Hatch to loft.

BEDROOM ONE
14'1 x 9'9 (4.29m x 2.97m)
With upvc windows to front, built-in range of wooden wardrobes with built-in dressing table with drawers and recessed mirror.

BEDROOM TWO
11'4 x 11'2 (3.45m x 3.40m)
Upvc windows to rear, radiator, coved ceiling extensive views over Eastbourne to the sea.

BEDROOM THREE
14'0 x 9'2 (4.27m x 2.79m)
With upvc windows to front and side, coved ceiling, radiator, built-in double wardrobes.

BATHROOM/WC
9'2 x 6'11 (2.79m x 2.11m)
With a modern white suite comprising a panelled bath with chrome fitments, close coupled wc, vanity hand wash basin with monobloc mixer taps. Separate enclosed shower unit with thermostatic shower unit over, vinyl flooring, fully tiled walls with heated towel rail, obscure upvc windows to rear.

ON SITE GARAGE
18'0 x 8'6 (5.49m x 2.59m)
With up and over door, power and light, double glazed window to rear with side door access.

DRIVEWAY PARKING
Parking for one vehicle to front with pathway to front door.

GARDENS TO FRONT
Patio area leading to small lawned area with raised borders with mature shrubs

GARDENS TO REAR
Being a particular feature of the property with secluded area principally laid to lawn interspersed with mature shrubs with a southerly aspect, pathway to front with close boarded fencing to side. Extensive southerly views

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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

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.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays












Taylor Engley
Independent Estate Agents Est. 1978
Successfully selling property in Eastbourne, Hailsham,
the surrounding areas and Downland villages

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

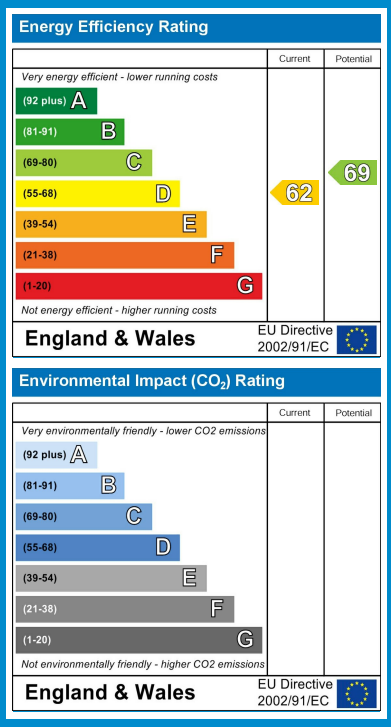


1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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