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est. 1978

**Taylor Engley**



**40 Willingdon Road, Upperton, Eastbourne, East Sussex, BN21 1TJ**

**Asking Price £310,000 Freehold**

**Taylor Engley are pleased to bring to the market this SPACIOUS TERRACED HOUSE situated in a convenient location. The house features TWO DOUBLE BEDROOMS with a LARGE BATHROOM WITH BATH AND SEPARATE SHOWER, and a MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES. The rear garden has been block paved to allow for private gated off street parking if required. EPC = C**



**\* ENTRANCE HALL \* SITTING ROOM \* DINING ROOM \* KITCHEN \* TWO DOUBLE BEDROOMS \*  
SPACIOUS BATHROOM \* GARDEN \* PARKING \***



## ENTRANCE VESTIBULE

Door leading to:

## HALLWAY

Radiator, wood laminate flooring, understairs storage cupboard.

## SITTING ROOM

13'11" into bay x 11'08" (4.24m into bay x 3.56m)  
Double glazed bay window to front with fitted wooden blinds, radiator.

## DINING ROOM

11'04" x 9'09" (3.45m x 2.97m)  
Radiator, UPVC door to rear.

## KITCHEN

12'06" x 8'10" (3.81m x 2.69m)  
Fitted with a range of cream fronted base and wall units, sink, gas hob with extractor fan over, built-in double oven, integral washing machine, dishwasher and fridge freezer. Worksurfaces, breakfast bar with seating for two, laminate flooring, radiator, door to rear garden.

From the hallway, stairs rise to the first floor landing, hatch to loft space with fitted ladder, large built-in cupboard with window.

## BEDROOM ONE

15'02" x 13'10 into bay (4.62m x 4.22m into bay)  
Double glazed windows to front with fitted wooden blinds, radiator, fitted cupboards.

## BEDROOM TWO

11'04" x 9'9" (3.45m x 2.97m)  
Double glazed window to rear, radiator, ornamental fireplace.

## BATHROOM

9'04" x 8' (2.84m x 2.44m)  
Double ended bath with mixer tap, shower cubicle, washbasin set in large vanity unit with plenty of storage, WC, towel radiator, double glazed window to rear. Cupboard housing Worcester gas boiler.

## TO THE REAR

Block paved, space for off road parking.

## 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)

## COUNCIL TAX BAND:

Council Tax Band C.

## 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 ENGLEBY.

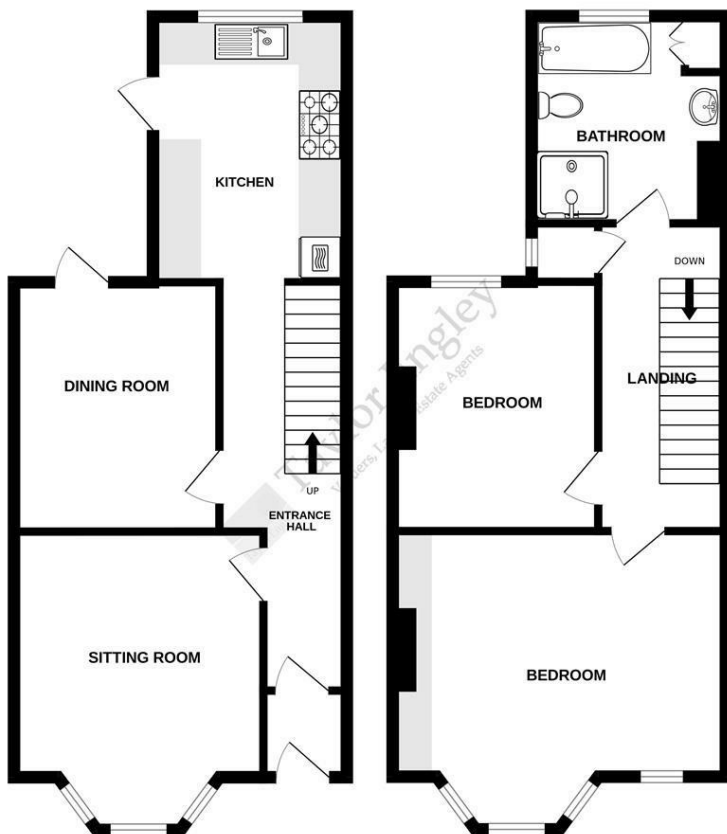






GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

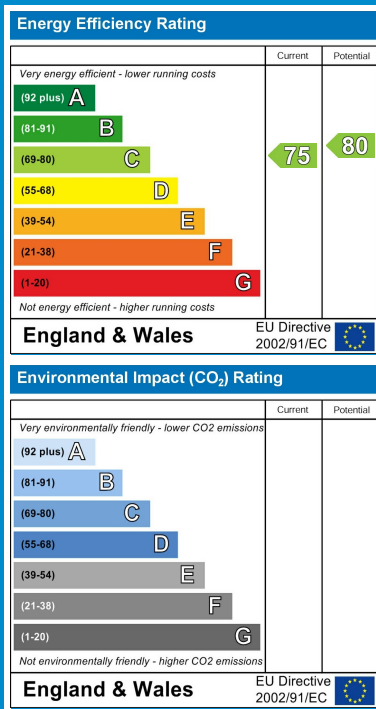
1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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**

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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