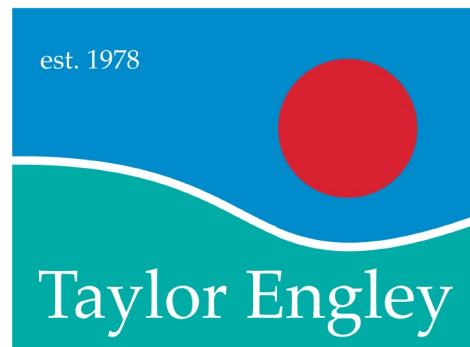


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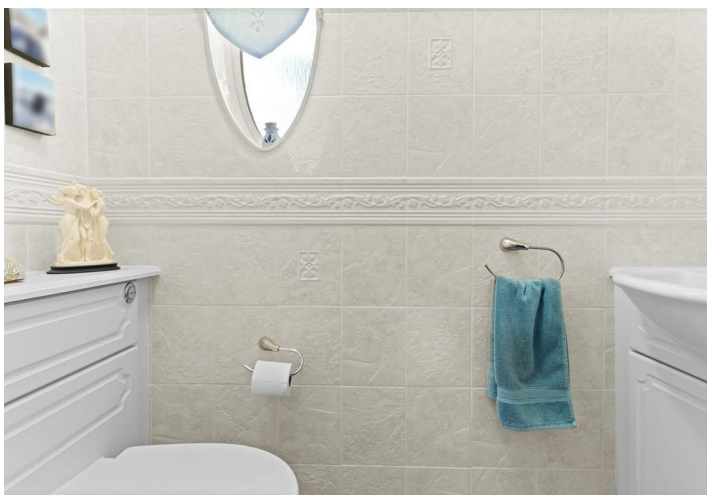
25 Park Lane, Eastbourne, BN21 2UY
Price £390,000 Freehold

Taylor Engley are pleased to bring to the market this FOUR BEDROOM TERRACED HOUSE situated in the desirable Little Rotton area of Eastbourne. The property enjoys light and airy living accommodation with a spacious living room, three double bedrooms and one single, GARAGE AND PARKING, and well maintained gardens to front and rear. * SEALED UNIT DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * EPC = C *



The property is located in the favoured Little Ratton area, being within walking distance of Ratton school and Ocklynge school. Bus services serve the local area and Sussex Downs College and Eastbourne District General Hospital can be found in the nearby Kings Drive. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course. Eastbourne's town centre is approximately two miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * DINING ROOM * KITCHEN * FOUR BEDROOMS * BATHROOM * GARDENS TO FRONT & REAR * GARAGE * DRIVEWAY ***



ENTRANCE HALL

Radiator.

CLOAKROOM/WC

White suite comprising WC, washbasin with cupboards below, feature oval double glazed window.

LOUNGE

16'11" x 14'3" (5.16m x 4.34m)

Double glazed bay window with outlook to front, radiator, feature fireplace surround with inset gas fire, understairs storage cupboard.

DINING ROOM

9'8" x 9'5" (2.95m x 2.87m)

Radiator, serving hatch to kitchen, double glazed window and door to garden.

KITCHEN

9'8" x 8'1" (2.95m x 2.46m)

Wooden fitted cupboards and drawers, space for fridge freezer, dishwasher and cooker with extractor hood over. Worksurfaces, sink unit, double glazed window with outlook over the garden, door to side.

From the lounge, stairs rise to the first floor landing. Airing cupboard housing the hot water cylinder, hatch to loft space with fitted ladder.

BEDROOM ONE

13'6" x 10'3" (4.11m x 3.12m)

Large double glazed window with outlook to front, radiator, built-in wardrobe cupboards.

BEDROOM TWO

17'1" x 8'4" (5.21m x 2.54m)

Double glazed windows with outlook to front and rear, radiator.

BEDROOM THREE

10'9" x 8'7" plus door recess (3.28m x 2.62m plus door recess)

Double glazed window with outlook to rear, radiator, built-in wardrobe cupboards.

BEDROOM FOUR

10'5" x 7'5" (3.18m x 2.26m)

Double glazed window with outlook to front, radiator, built-in cupboard.

BATHROOM

8'11" x 5'7" (2.72m x 1.70m)

White suite comprising bath, WC, washbasin with cupboards below, large shower cubicle, heated towel rail, double glazed window to rear.

GARAGE & DRIVEWAY

Off road parking leading to the garage, with up and over door to front, space and plumbing for washing machine and further appliance.

GARDEN

Paved garden with well stocked flowerbeds and gate to side.

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.

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.









GROSS INTERNAL AREA
 TOTAL: 108 m² / 1,159 sq ft
 FLOOR 1: 47 m² / 505 sq ft, FLOOR 2: 61 m² / 654 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

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.