Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley

<u>41 Grasmere Close, Eastbourne, BN23 8JE</u>
<u>Price £375,000 Freehold</u>

*** CHAIN FREE * Taylor Engley are pleased to offer to the market this spacious FOUR BEDROOM, TWO BATHROOM DETACHED HOUSE WITH GARAGE, situated in the popular Langney area of Eastbourne. The property is set in a cul-de-sac, and benefits from a conservatory, driveway parking, and an attractive rear garden with a pleasant outlook. Gas Fired Central Heating & Sealed Unit Double Glazing. EPC = D**

*** ENTRANCE HALL * LOUNGE * DINING ROOM * CONSERVATORY * KITCHEN * CLOAKROOM/WC * BEDROOM ONE WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * FAMILY BATHROOM * GARAGE * DRIVEWAY * GARDEN ***

FRONT DOOR TO:

ENTRANCE HALL
Radiator.

LOUNGE
17'7" x 15'11" max (5.36m x 4.85m max)
Double glazed box bay window with outlook to front, two radiators, brick feature fireplace surround, archway through to:

DINING ROOM
9'3" x 8'6" (2.82m x 2.59m)
Radiator, patio doors to:

CONSERVATORY
10' x 9'10" (3.05m x 3.00m)
Radiator, double glazed windows overlooking the garden, French doors to the garden.

KITCHEN
15'4" x 8'5" max (4.67m x 2.57m max)
Fitted with white gloss cupboards and drawers, space and plumbing for dishwasher, washing machine and fridge freezer, worksurfaces, one and a half bowl sink unit, space for cooker with extractor hood over, radiator, two double glazed windows with outlook to rear, door to garden.

CLOAKROOM/WC
Suite comprising WC, washbasin, radiator, double glazed window to side.

From the entrance hall stairs rise to the first floor landing with hatch to loft space, airing cupboard.

BEDROOM ONE
14'9" max x 12'11" (4.50m max x 3.94m)
Double glazed box bay window with outlook to front, radiator, built-in double wardrobe cupboard.

EN-SUITE SHOWER ROOM
6'1" x 4'7" (1.85m x 1.40m)
White suite comprising washbasin, low level WC, shower cubicle, radiator, double glazed window to side.

BEDROOM TWO
12'1" x 8'2" (3.68m x 2.49m)
Radiator, double glazed window to front, built-in wardrobe cupboard.

BEDROOM THREE
9'4" x 7'11" plus door recess (2.84m x 2.41m plus door recess)
Built-in wardrobe cupboard, radiator, double glazed window to rear.

BEDROOM FOUR
9'8" x 8' (2.95m x 2.44m)
Double glazed window to rear, radiator.

FAMILY BATHROOM
7'11" x 6'4" max (2.41m x 1.93m max)
Suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, radiator, double glazed window to rear.

GARAGE & DRIVEWAY
Driveway leading to the garage, with up and over door to front and door in to the property, power and light, wall mounted Vaillant boiler.

GARDEN
Patio area, lawn, a selection of plants, outside tap, gate to front.

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 ENGLEY.

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.

TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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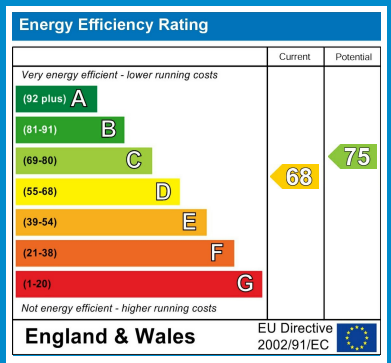

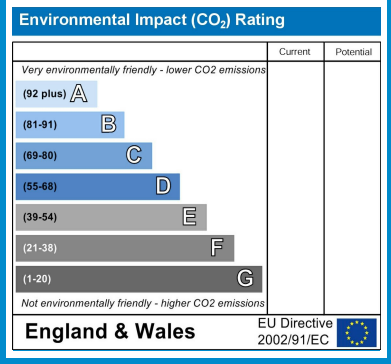

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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