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<u>156 Seven Sisters Road, Eastbourne, East Sussex, BN22 0PB</u>
<u>Price £297,500 Freehold</u>

Taylor Engley are pleased to bring to the market this WELL PRESENTED THREE BEDROOM TERRACED HOUSE situated in the popular Lower Willingdon area. The property features a 23'3" living room, conservatory, three bedrooms with built-in cupboards and VIEWS OF THE SOUTH DOWNS CAN BE ENJOYED from the front. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GARAGE * EPC = C *



*** ENTRANCE PORCH * HALLWAY * LIVING ROOM * KITCHEN * CONSERVATORY * THREE BEDROOMS * BATHROOM * GARAGE * GARDENS ***

The property is situated in a sought after area, being within close proximity to local schools, shops and parks. Polegate railway station is also located close by.





FRONT DOOR TO:

ENTRANCE PORCH
5'7" x 3'2" (1.70m x 0.97m)
Double glazed windows, door to:

HALLWAY
Double doors to:

LIVING ROOM
23'3" x 13'2" narrowing to 7'11" (7.09m x 4.01m narrowing to 2.41m)
Double glazed window with outlook to front, two radiators, understairs storage cupboard, chimney recess with hearth, double glazed patio doors to conservatory, door to kitchen.

KITCHEN
8'7" x 8" (2.62m x 2.44m)
Cream fronted built-in cupboards and drawers, space for fridge, dishwasher and cooker, worksurfaces, one and a half bowl sink unit, double glazed window with outlook to rear.

CONSERVATORY
14'9" x 9'7" (4.50m x 2.92m)
Double glazed windows overlooking the garden, worksurface with space and plumbing for washing machine, tumble dryer and freezer below.

From the entrance hall, stairs rise to the first floor landing, with double doors to built-in storage cupboard, hatch to loft space with fitted ladder and lighting and being half boarded (the boiler is located in the loft space).

BEDROOM ONE
11'3" x 10'1" (3.43m x 3.07m)
Double glazed window with outlook to rear, radiator, built-in wardrobe cupboard.

BEDROOM TWO
9'8" x 8'1" (2.95m x 2.46m)
Double glazed window enjoying views across to the South Downs, radiator, built-in wardrobe cupboard.

BEDROOM THREE
7'11" x 6'4" (2.41m x 1.93m)
Double glazed window enjoying views across to the South Downs, radiator, built in storage recessed area.

BATHROOM
White suite comprising bath with shower over, washbasin with cupboards below, low level WC, double glazed window to rear, heated towel rail.

GARDENS
Gardens to front and rear, the rear is mainly laid to lawn, with patio areas, gate to rear, pergola and well stocked flowerbeds.

GARAGE
(Located in a block nearby). Up and over door 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 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 ENGLEY.





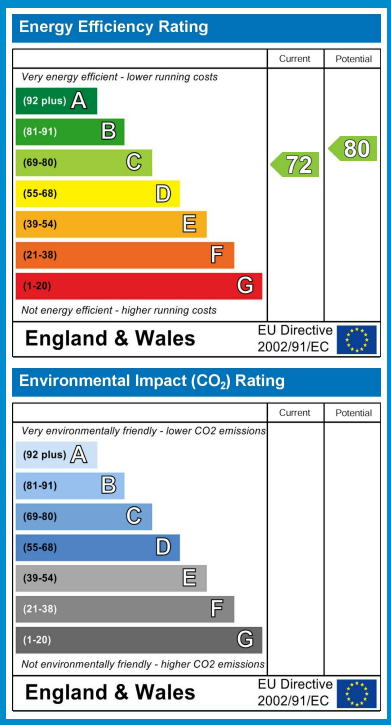

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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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