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**Taylor Engley**



**3 Rossington Close, Eastbourne, East Sussex, BN21 2NG**

**Asking Price £525,000 Freehold**

An excellent opportunity arises to acquire this, **WELL PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED HOME**, located in the favoured Upperton area of Eastbourne. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazing. Features include a bay fronted first floor sitting room with far reaching views, spacious fitted kitchen/dining room with integrated appliances, two ground floor bedrooms, ground floor bathroom, two first floor bedrooms one with en-suite, and a further shower room. There is a spacious 24'9 integral garage and a southerly facing garden to rear.



**The property is conveniently located within the favoured Upperton area of Eastbourne. Bus services pass along the nearby Upperton Road and schools for most age groups can be found in the nearby Old Town district. Eastbourne's town centre is approximately one mile distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* EXTREMELY WELL PRESENTED \* SPACIOUS ACCOMMODATION \* FOUR BEDROOMS \* FITTED KITCHEN/DINING ROOM \* BAY FRONT SITTING ROOM \* PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM \* GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM - 24'9 INTERGRAL GARAGE \* SOUTHERLY FACING GARDEN TO REAR \* CHAIN FREE \* VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, under stairs storage cupboard with light, personal door to garage.

### Ground Floor Bedroom 2

13'8 max x 10'9 max (4.17m max x 3.28m max)  
(maximum measurements, 13'8 max into bay x 10'9 max)  
Double built-in wardrobe cupboard, radiator, outlook to front.

### Ground Floor Bedroom 3

11'7 x 10'9 (3.53m x 3.28m)  
Double built-in wardrobe cupboard, radiator, window to side.

### Ground Floor Bathroom

Bath with tiled surround and shower over, shower screen, wash hand basin, set into cabinet, low level wc, wall mounted mirror, chrome effect heated towel rail, tiled floor.

Stairs rising from entrance hall to:

### Kitchen/Dining Room

19'7 x 14'2 (5.97m x 4.32m )  
(measurements include depth of fitted units)  
Spacious double aspect room, comprises, range of base and wall mounted cupboards, wall mounted cupboards having under cupboard lighting, work tops with upstand and inset one and a half bowl sink unit, induction hob with extractor fan over, eye level electric oven with cupboards above and below, dishwasher, washing machine, fridge/freezer, breakfast bar, downlighters, loft hatch to roof space, window to side and rear and door to rear garden.

### Sitting Room

17'9 max x 13'10 max (5.41m max x 4.22m max)  
(17'9 max into bay x 13'10 max reducing to 11'10)  
Radiator, bay window to front with far reaching views.

### Bedroom 1

12'7 max x 10'8 (3.84m max x 3.25m)  
(10'8 extending to 14'6 max into door recess)  
Double built-in wardrobe cupboard, airing cupboard housing cylinder, radiator, far reaching views.

### En-Suite Shower Room

Tiled shower cubicle, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, mirror with lighting, window to side.

### Bedroom 4

10' max x 9' max (3.05m max x 2.74m max)  
(maximum measurements include depth of fitted furniture)  
Range of fitted cabinets and shelving, radiator, built-in wardrobe cupboard, would be make an ideal study if required.

### Shower Room

Shower cubicle, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, part tiled walls, tiled floor, window to side.

### Integral Garage

24'9 max x 8'9 max (7.54m max x 2.67m max)  
(maximum measurements provided include depth of internal pillars, structures and fittings)  
Spacious garage, light and power, consumer unit, up and over door to front and personal door to entrance hall.

### Driveway Parking

Block paved driveway parking preceding garage.

### Rear Garden

Enjoying a southerly aspect, having spacious patio area to immediate rear, raised area of lawn, outside tap, outside light, gate to side.

### NB

As at March 2026 we are informed by our client that the residents of Rossington Close are equal share owners of HAMPDEN VIEW LIMITED (04294456) and all pay a service charge of £20.00 per calendar month.

(All details concerning outgoings are subject to verification)

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

### 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)

### 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:

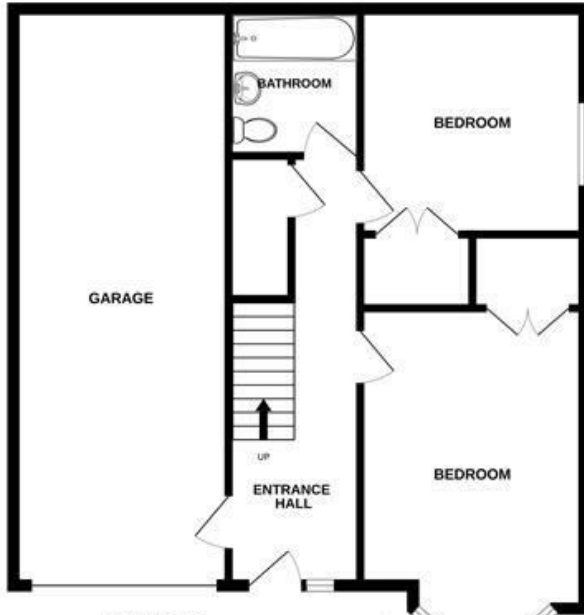
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

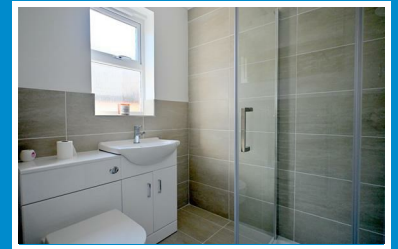
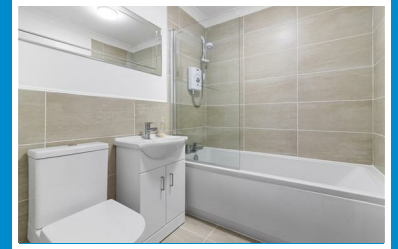
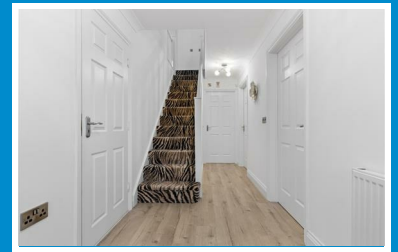


1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>67</b>	

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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