

**Valuers, Land & Estate Agents**

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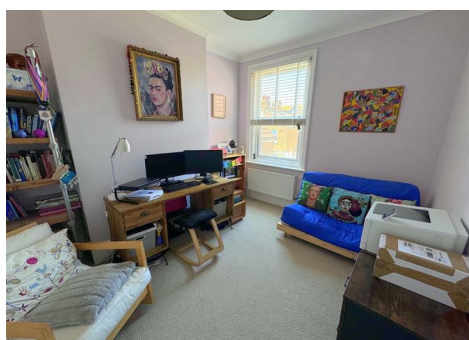
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**Taylor Engley**



**16 Rylstone Road, Redoubt, Eastbourne, East Sussex, BN22 7HH**

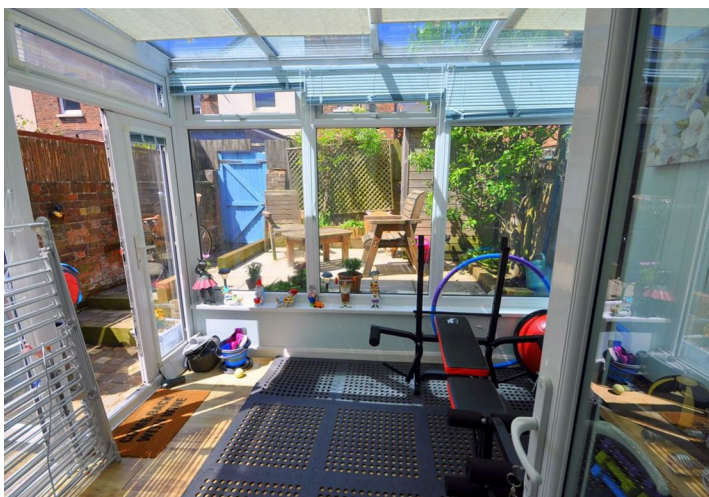
**Guide Price £335,000 Freehold**

**An opportunity has arisen to acquire this well presented and DECEPTIVELY SPACIOUS FOUR BEDROOMED OLDER STYLE MID TERRACED HOME, in this favoured Redoubt location just off Eastbourne's seafront. This property boasts two separate reception rooms, spacious conservatory, four generous bedrooms and a family bathroom. Additionally, the property offers an enclosed courtyard garden. EPC = D**



The property is situated within very close proximity to Eastbourne's seafront. Eastbourne town centre with its comprehensive shopping facilities and mainline railway station is approximately one mile distant.

**\* ENTRANCE LOBBY \* HALL \* LIVING ROOM \* DINING ROOM \* KITCHEN \* CONSERVATORY \* LOWER GROUND FLOOR WITH TWO DOUBLE BEDROOMS \* TWO FIRST FLOOR DOUBLE BEDROOMS \* BATHROOM \* CLOAKROOM/WC \* GARDENS \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Lobby

Internal door to:

### Entrance Hall

Pine strip flooring, radiator.

### Living Room

15'6 max x 12' (4.72m max x 3.66m)

(12' into chimney breast recess)

Upvc double glazed windows to front, open fire with log burning fire, television point, radiator.

### Dining Room

12' x 9'9 (3.66m x 2.97m)

(9'9 into chimney breast recess)

Double glazed windows to rear, open fireplace surround, television point, radiator.

### Kitchen

13' max x 9'10 (3.96m max x 3.00m)

Fitted with a comprehensive range of eye and base level units with complimentary moulded work top surfaces with inset single drainer sink unit, space for electric cooker, built-in fridge/freezer wall mounted Worcester Bosch gas boiler for the provision of gas fired central and domestic hot water, upvc windows to side, television point, radiator, door opening to conservatory.

### Conservatory

10'6 x 8'5 (3.20m x 2.57m)

Part brick and part upvc construction with stay clean glass roofing, double glazed windows to sides and rear.

Stairs from hall to:

## Lower Ground Floor

### Bedroom 3

15'6 x 12'3 (4.72m x 3.73m)

Double glazed windows to front, radiator, television point.

### Bedroom 4

2'3 x 9'1 max (0.69m x 2.77m max)

Double glazed windows to rear, radiator, television point, door opening to rear garden.

Stairs from hall to:

## First Floor Landing

Hatch for access to loft which is fully boarded with lighting.

### Bedroom 1

14'7 x 14'6 into bay (4.45m x 4.42m into bay)

Upvc bay windows to front, television point, radiator, glimpses to the sea.

### Bedroom 2

12' x 9'9 max (3.66m x 2.97m max)

Windows to rear, radiator, television point.

### Bathroom

9'11 x 9'7 (3.02m x 2.92m)

White suite comprising panelled bath with mixer tap and shower cubicle, low level wc, wash hand basin, heated towel rail, double glazed window to rear.

### Cloakroom

Double glazed window to side, wc, wash hand basin, radiator.

## Outside

### Rear Garden

Enclosed by fencing, rear gated access, outside tap.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

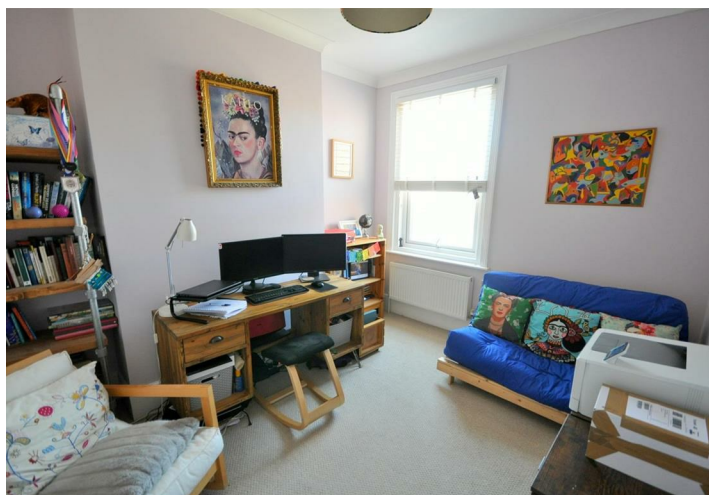
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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:

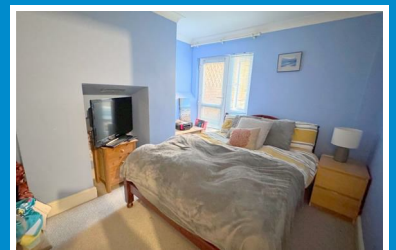
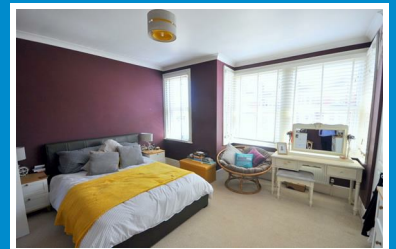
All appointments are to be made through TAYLOR ENGLEBY.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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