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Taylor Engley



18 Elsted Close, Eastbourne, East Sussex, BN22 9EA

Asking Price £250,000 Freehold

A three-bedrooomed end-of-terrace home situated in the popular Hampden Park area of Eastbourne. The accommodation comprises a sitting room, spacious kitchen/dining room a first floor bathroom and separate wc. Although requiring some modernisation, the property benefits of gas-fired central heating and double glazing and features a westerly-facing rear garden. The property is offered to the market chain free. EPC=C.



Elsted Close is situated in the established and popular Hampden Park area of Eastbourne, offering a convenient residential location with local shops, schools, bus services and everyday amenities nearby. Hampden Park itself provides green open spaces and recreational facilities, whilst Eastbourne town centre is approximately four miles distant. The area also benefits from good road and public transport connections, making it a practical and popular location for families, first-time buyers and commuters.

*** THREE BEDROOMS * SITTING ROOM * KITCHEN/DINING ROOM * BATHROOM & SEPARATE WC
* GAS FIRED CENTRAL HEATING * DOUDLE GLAZING * REAR GARDEN ENJOYING A WESTERLY ASPECT * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Porch

With door to:

Hall

Radiator, walk-in storage cupboard with light, electric meter and fuse board.

Sitting Room

14'10 x 11'11 max (4.52m x 3.63m max)

Fitted electric fire, radiator, outlook to front, door to:

Kitchen/Dining Room

17'9 max x 8'2 max (5.41m max x 2.49m max)
(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, electric oven, electric hob, with extractor fan over, worktops with tiled splash back and inset sink unit, two windows to rear and door opening to rear garden.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space with fitted loft ladder, housing Alpha gas fired boiler.

Bedroom 1

13'6 x 9'11 (4.11m x 3.02m)

(9'11 plus door recess)

Radiator, outlook to front.

Bedroom 2

9'10 x 9'8 (3.00m x 2.95m)

(9'10 plus door recess)

Radiator, outlook to rear.

Bedroom 3

10'5 max x 7'6 max (3.18m max x 2.29m max)

(maximum measurements include depth of stairwell

box)

Radiator, outlook to front.

Bathroom

Bath with shower over, wall mounted wash hand basin, radiator, tiled walls, window to rear.

Separate wc

Low level wc, radiator, window to rear.

Front Garden

With some shrubs.

Rear Garden

Enjoying a westerly aspect, paved areas, decorative stones, some shrubs, timber shed, gate to side.

COUNCIL TAX BAND:

Council Tax Band -'B' Eastbourne Borough Council

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

FOR CLARIFICATION:

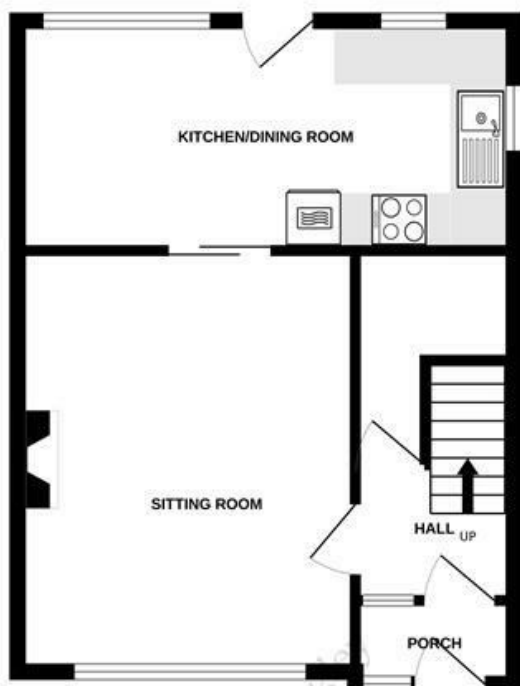
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

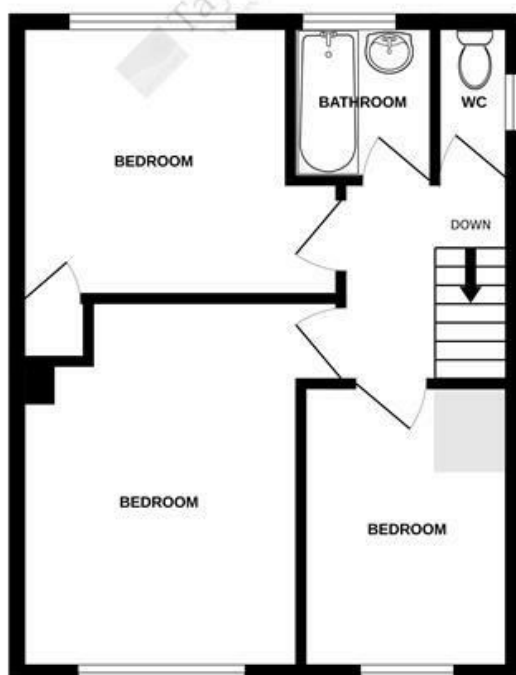
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

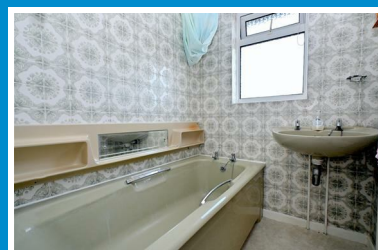


1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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.

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