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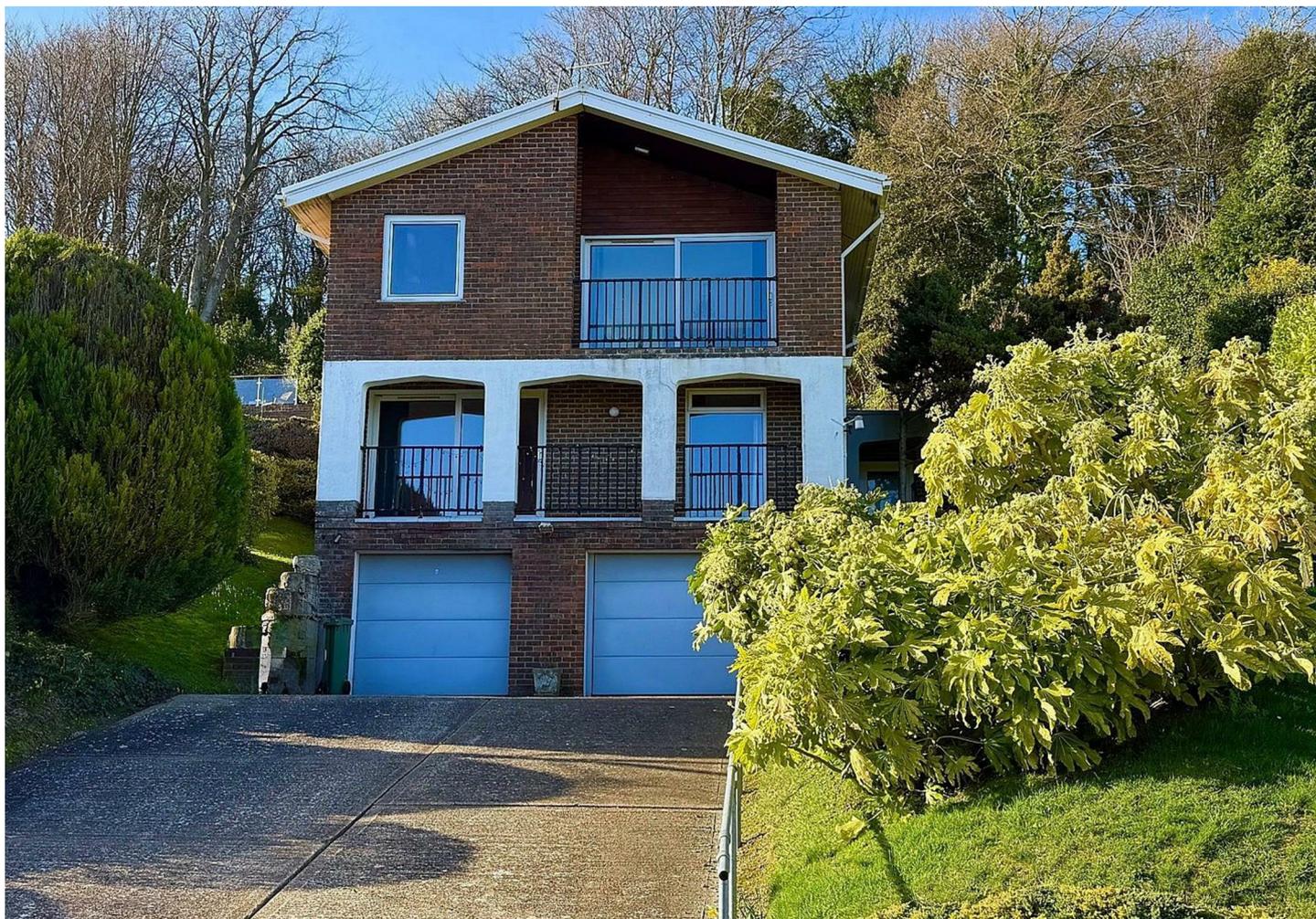
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Taylor Engley



**9 Hyde Tynings Close, Eastbourne, BN20 7TQ**

**Chain Free £750,000 Freehold**

Enjoying far reaching views towards the English Channel - A WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE located in the highly sought after Meads area of Eastbourne. The property is considered to be in good decorative order and has the benefit of gas fired central heating and double glazed windows. Features include a first floor open plan lounge/ dining room, study, 23'1 extended kitchen/ breakfast room, master bedroom with en-suite bathroom and the property also has two balconies and a terraced rear garden from where far reaching views towards the English Channel can be enjoyed. Local shops are available in Meads village and the South Downs are within close proximity. EPC = D



The property is situated on the lower slopes of the South Downs and enjoys far reaching views towards the coast. Meads village shopping facilities are within half a mile distance. The property benefits from UPVc double glazing and gas fired central heating and UPVc soffits. The property is considered to be well maintained and in good decorative order throughout. One of the many features of the property are the landscaped rear gardens with access onto the South Downs.

**ENTRANCE HALL \* CLOAKROOM/WC \* THREE GROUND FLOOR BEDROOMS \* EXTENSIVE SUN BALCONY \* LANDING \* SITTING ROOM \* DINING ROOM \* SUN BALCONY \* STUDY/OFFICE/OPTIONAL BEDROOM 5 \* FITTED KITCHEN \* UTILITY ROOM \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC \* DOUBLE GARAGE WITH DRIVEWAY PARKING \* EXTENSIVE LANDSCAPED GARDENS TO REAR \* FRONT GARDEN \* CHAIN FREE \***



## The accommodation

Comprises:

### ENTRANCE HALL

With laminate beech flooring, double radiator, understairs storage cupboard.

### CLOAKROOM/WC

Colour suite comprising low level wc, wall mounted hand wash basin, radiator, extractor.

### BEDROOM TWO

11'4 x 11'3 (3.45m x 3.43m )

Double glazed patio doors to balcony, double radiator.

### BEDROOM THREE

11'4 x 10'1 (3.45m x 3.07m )

Upvc windows to side with far reaching downland views, radiator.

### BEDROOM FOUR

9'1 x 8'4 (2.77m x 2.54m )

Floor to ceiling upvc windows to front, far reaching views over Eastbourne to the sea, built in mirror fronted double wardrobe.

### SUN BALCONY

22'9 length (6.93m length )

With far reaching sea and downland views, wrought iron railings.

Stairs from hallway to:

### FIRST FLOOR LANDING

### SITTING ROOM

18'6 x 15'0 (5.64m x 4.57m )

Double glazed patio doors leading to sun balcony, double radiator, natural wooden built in storage unit, two double radiators, archway to:

### DINING ROOM

14'8 x 10'8 (4.47m x 3.25m )

14'8 x 10'8 With upvc windows to side with views towards the South Downs, double radiator.

### STUDY/OFFICE

10'4 x 7'4 (3.15m x 2.24m)

With upvc window to front with views, double radiator (optional bedroom).

### KITCHEN

11'5 x 9'6 (3.48m x 2.90m )

With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset single drainer stainless steel sink unit with mixer tap. Bosch four burner ceramic hob with extractor above, eye level Bosch oven, grill and microwave. Integrated fridge and freezer window to side, double radiator.

### UTILITY ROOM

6'9 x 5'8 (2.06m x 1.73m )

With plumbing and space for washing machine and slimline dishwasher. Wall mounted Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water, ceramic tiled flooring with part tiled walls in complimentary tiling.

### MASTER BEDROOM

16'1 x 10'10 (4.90m x 3.30m )

With upvc windows to rear, double radiator, range of built-in double wardrobes with bedside cabinets.

### EN-SUITE SHOWER ROOM/WC

6'11 x 5'8 (2.11m x 1.73m )

White suite with shower cubicle, vanity wash hand basin, close coupled wc, obscure upvc window to rear.

### DOUBLE GARAGE

25'4 x 11'5 (7.72m x 3.48m )

Each garage has electric up and over doors with power and light, gas meter located in the garage.

### DRIVEWAY PARKING

With parking for several vehicles.

### EXTENSIVE GARDENS

A particular feature of this property is the attractive landscaped elevated gardens to rear with a wide selection of shrubs and ornamental trees with various pathways ascending the rear with summerhouse and patio area to the lower and higher elevations, extensive views over Eastbourne to the sea can be enjoyed at this vantage point.

### COUNCIL TAX BAND:

Council Tax Band - 'G' 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.

### OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

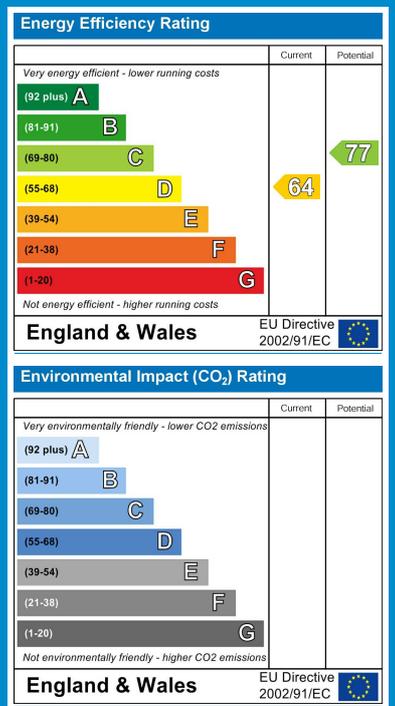
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









**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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