

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley



2 Hanover Road, Eastbourne, BN22 7DG

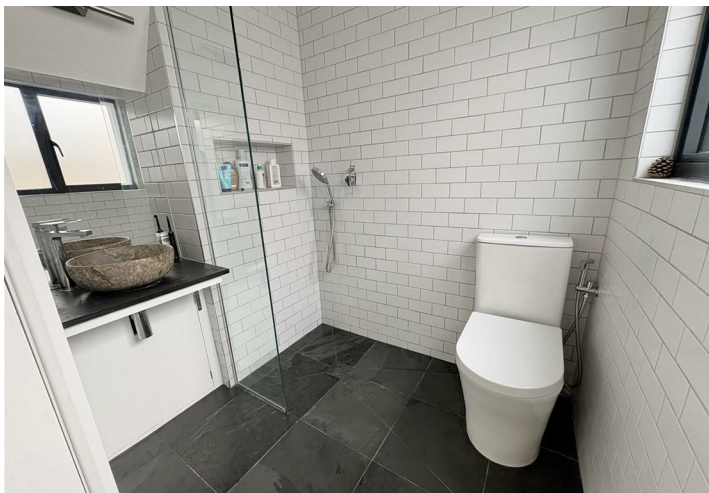
Price £239,500 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this MODERNISED TWO BEDROOM TERRACED HOUSE, situated in the popular Seaside area of Eastbourne. The property features a MODERN FITTED KITCHEN AND SHOWER ROOM/WET ROOM, RECENTLY INSTALLED ALLUMINIUM DOUBLE GLAZED WINDOWS AND FRONT AND BACK DOORS, NEW CARPETS, AND HAS BEEN DECORATED THROUGHOUT. There is a pleasant outlook to the front overlooking the church and the rear courtyard has also been improved and has two timber sheds. EPC = TBC**



Local shops are available in Seaside and the seafront is within close proximity. Eastbourne's town centre amenities are approximately one miles distant.

*** SITTING ROOM * KITCHEN/BREAKFAST ROOM * SHOWER ROOM * TWO BEDROOMS *
COURTYARD GARDEN ***



FRONT DOOR TO:

SITTING ROOM

10'3" x 9'5" (3.05m'0.91m" x 2.74m'1.52m")

Double glazed window with outlook to front, electric radiator, shelving, cupboard housing fuse board.

INNER HALLWAY

KITCHEN/BREAKFAST ROOM

10'9" x 9'6" (3.05m'2.74m" x 2.74m'1.83m")

Fitted with modern grey fronted cupboards and drawers, wooden work surfaces, built-in induction hob with extractor hood over, dishwasher, sink unit, built-in electric oven and microwave, electric radiator, understairs storage cupboard housing the fridge freezer, further understairs storage cupboard, double glazed window to rear, door to:

SHOWER ROOM/WET ROOM

7'4" x 5'5" max (2.13m'1.22m" x 1.52m'1.52m" max)

Modern suite comprising low level wc, shower, washbasin, built-it cupboard with washer/dryer, double glazed window to side, door to garden.

From the inner hallway, stairs rise to the first floor landing with hatch to a boarded loft space (the loft is all decked out with tongue and groove flooring, with Celotex insulation under the boards, light and power point).

BEDROOM ONE

10'9" x 9'8" (3.05m'2.74m" x 2.74m'2.44m")

Electric radiator, double glazed window to front with outlook over the church, built-in cupboard.

BEDROOM TWO

10'7" x 9'8" (3.05m'2.13m" x 2.74m'2.44m")

Electric radiator, double glazed window with outlook to rear.

GARDEN

Courtyard garden with two sheds, outside tap, raised well stocked flowerbeds.

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 B.

FOR CLARIFICATION:

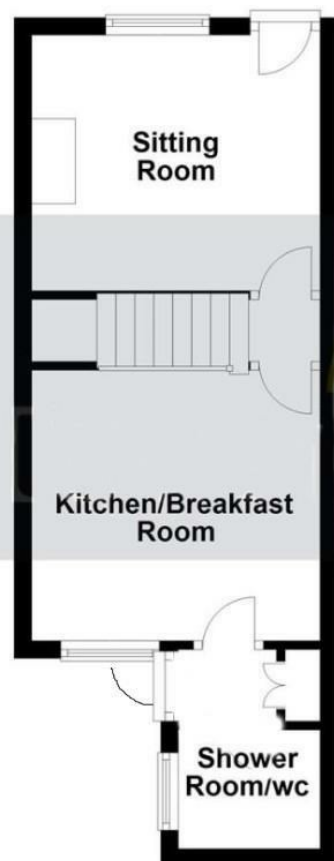
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

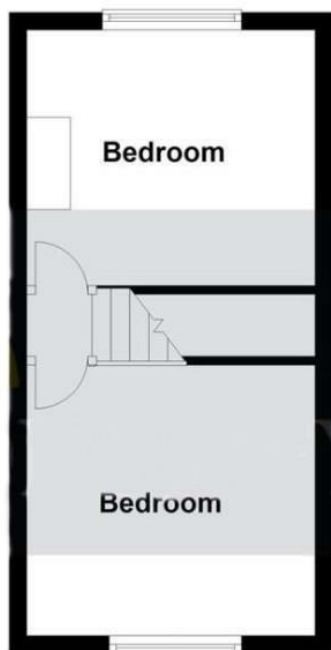
All appointments are to be made through TAYLOR ENGLEY.



Ground Floor



First Floor



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		
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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.