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Taylor Engley



17 Broadview Close, Lower Willingdon, Eastbourne, BN20 9RB

Price £450,000 Freehold

Taylor Engley are pleased to bring to the market this **IMPRESSIVE EXTENDED THREE BEDROOM DETACHED BUNGALOW**, SITUATED ON A SPACIOUS CORNER PLOT. The bungalow enjoys two spacious reception rooms, a modern fitted kitchen, conservatory, three bedrooms and a modern fitted shower room. The **STUNNING WELL STOCKED GARDEN** is a particular feature of the property and wraps around three sides of the bungalow. To the front is a driveway leading to the larger than average garage. **EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE THIS STUNNING BUNGALOW. EPC = D**



The property is conveniently located, being within walking distance to local shops and bus services. ACCESS TO THE BEAUTIFUL SOUTH DOWNS IS ALSO WITHIN WALKING DISTANCE. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

ENTRANCE PORCH * HALLWAY * KITCHEN * CONSERVAORY * LOUNGE * DINING ROOM * THREE BEDROOMS * SHOWER ROOM * LARGE GARAGE * DRIVEWAY * CORNER PLOT GARDENS



FRONT DOOR TO:

ENTRANCE PORCH

Radiator, double glazed windows to side and rear.

HALLWAY

Radiator, hatch to loft space with fitted ladder.

DINING ROOM

19'9" x 9'2" (6.02m x 2.79m)

Double glazed window with outlook to side enjoying Downland views, radiator, opening into:

LOUNGE

16'9" x 13'1" (5.11m x 3.99m)

Double aspect room with double glazed window to rear and French doors opening on to the garden, two radiators, feature fireplace with inset electric fire.

KITCHEN

9'11" x 9'11" (3.02m x 3.02m)

Fitted with a range of modern cupboards and drawers, built-in Bosch oven, space for washing machine, integral fridge freezer, worksurfaces, double glazed window to side enjoying Downland views, Neff electric hob with extractor hood over, Vaillant wall mounted boiler, sink unit, door to:

CONSERVATORY

9'4" x 9' (2.84m x 2.74m)

Radiator, built-in cupboard, sliding door to garden.

BEDROOM ONE

12'9" x 10'2" (3.89m x 3.10m)

Double glazed window with outlook to front, radiator, built-in storage cupboard.

BEDROOM TWO

9'4" x 8'11" (2.84m x 2.72m)

Radiator, double glazed window with outlook to front.

BEDROOM THREE

10'2" x 7'8" narrowing to 6'1" (3.10m x 2.34m narrowing to 1.85m)

Double glazed window with outlook to side, built-in cupboards, radiator.

SHOWER ROOM

8'1" x 5'9" (2.46m x 1.75m)

Modern white suite comprising low level WC, washbasin with cupboards below, large walk-in shower, radiator, two double glazed windows to side, extractor fan.

PARKING AND GARAGE

Spacious driveway leading to the larger than average garage.

GARDENS

Beautiful well stocked mature gardens that wrap around three sides of the bungalow. Gates with access to front, patio areas, lawn, outside tap, pergola, summerhouse and greenhouse.

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 D.

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.

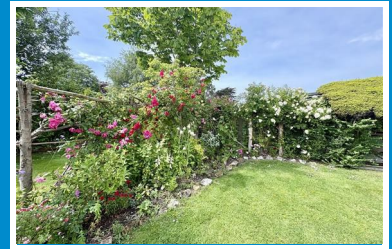
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(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.