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Taylor Engley



**Badgers Mount, 7 Cranborne Avenue, Meads, Eastbourne, East Sussex, BN20 7TS**

**Asking Price £695,000 Freehold**

Taylor Engley are delighted to offer to the market this **SPACIOUS INDIVIDUAL FOUR BEDROOMED DETACHED HOME**, located in the desirable Meads area of Eastbourne. The property features a plot of approximately 0.28 of an acre and is considered to provide ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include two separate reception rooms, kitchen/breakfast room, principal bedroom with en-suite, family bathroom, double garage and driveway parking. The rear garden features an extensive lawned area rising away from the property which is flanked by mature borders. The property is offered to the market Chain Free. EPC=D



**The property is located in the highly sought after Meads area being within close proximity to the South Downs National Park where numerous scenic walks can be enjoyed. Local amenities can be found at Meads Village which is approximately half a mile distant. Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* HIGHLY DESIRABLE MEADS LOCATION \* SPACIOUS FOUR BEDROOMED DETACHED HOME \* PLOT OF APPROXIMATELY 0.28 OF AN ACRE \* TWO RECEPTION ROOMS \* KITCHEN/BREAKFAST ROOM \* CLOAKROOM \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* DOUBLE GARAGE \* DRIVEWAY PARKING \* MATURE GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \***



## The accommodation

Comprises:

Steps rising from driveway to:

Front door opening to:

### Entrance Vestibule

Understairs storage cupboard, Parquet style flooring. Glazed door to:

### Hall

Radiator, window to rear.

### Cloakroom

Low level wc, wall mounted wash hand basin, wall mounted cupboard with shelving, window to rear.

### Sitting Room

17'10 x 14'5 (5.44m x 4.39m)

(Maximum measurements including depth of chimney breast).

Through room with outlook to front and rear and two small windows to side, fitted living flame gas fire, three radiators, double doors to rear opening to rear garden.

### Dining Room

12'10 x 10'11 (3.91m x 3.33m)

Parquet style flooring, radiator, outlook to front.

### Kitchen/Breakfast Room

21'6 x 9'7 (6.55m x 2.92m)

(Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, Neff five burner gas hob with Neff extractor fan over, Beko dishwasher, Neff under counter freezer, under counter fridge, Bosch tumble dryer, Boomerang washing machine, cupboard housing Worcester gas fired boiler, radiator, window to front, door to rear opening to rear garden.

Stairs rising from hall to:

### First Floor Landing

Window to rear, radiator, built-in cupboard with shelving, loft hatch to roof space.

### Bedroom 1

12'3 x 10'9 (3.73m x 3.28m)

(12'3 to cupboard front).

Range of fitted wardrobe cupboards, radiator, outlook to front.

### En-Suite Showerr Room

Tiled shower cubicle, pedestal wash hand basin with tiled splashback, chrome effect electrically heated towel rail, light with shaver point, extractor fan, downlighters.

### Bedroom 2

13' x 11'3 (3.96m x 3.43m )

(11'3 to cupboard front).

Fitted wardrobe cupboards, radiator, outlook to front.

### Bedroom 3

10'8 x 9'8 (3.25m x 2.95m)

Double aspect room with outlook to front, built-in wardrobe cupboard, radiator.

### Bedroom 4

10'6 x 6'8 (3.20m x 2.03m)

(Currently used as study).

Radiator, outlook to rear.

### Bathroom

Bath with mixer tap and shower attachment, shower cubicle, wash hand basin set into cabinet and having mixer tap, chrome effect electrically heated towel rail, downlighters, window to rear.

### Separate Wc

Low level wc, wall mounted wash hand basin, wall mounted cabinet with shelving, window to rear.

### Outside

#### Double Garage

The double garage is divided into two areas.

#### Garage 1

18'8 max x 9'9 max (5.69m max x 2.97m max)

(9'9 max reducing to 9'4).

(Maximum measurements including depth of any internal pillars, structures and fittings). Range of base and wall mounted cupboards, shelving, light and power, gas and electric meters, consumer unit, water tap, electrically operated up and over door, opening to:

#### Garage 2

18'8 x 7'11 (5.69m x 2.41m)

(Maximum measurements including depth of any internal pillars, structures and fittings).

Light and power, shelving, electrically operated up and over door.

### Front Garden

Having lawned area and steps rising to front door. Block paved driveway providing parking, outside lighting.

### Rear Garden

Considered to be a feature of the property having spacious patio area to immediate rear and steps rising to lawned area which rises away from the property and is flanked by borders having a variety of mature shrubs and trees, timber shed, outside tap, side access to front garden.

### COUNCIL TAX BAND:

Council Tax Band - 'F' 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.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

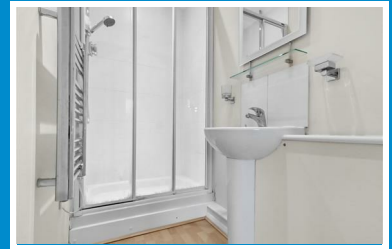




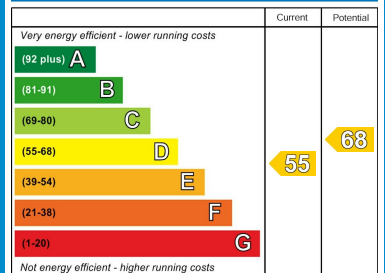




GROSS INTERNAL AREA  
 TOTAL: 156 m<sup>2</sup>/1,685 sq ft  
 FLOOR 1: 76 m<sup>2</sup>/823 sq ft, FLOOR 2: 80 m<sup>2</sup>/862 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

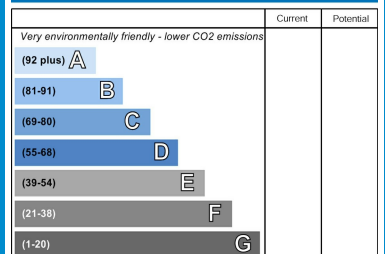


#### Energy Efficiency Rating



**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



**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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