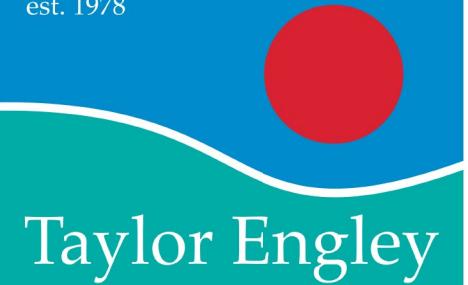


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**197 Seaside, Seaside, Eastbourne, East Sussex, BN22 7NP**  
**Price Guide £340,000 Freehold**

Taylor Engley are delighted to offer to the market this **DECEPTIVELY SPACIOUS FOUR BEDROOMED MID TERRACED HOME**, in this favoured Seaside location. The property has been comprehensively refurbished by the present owners and provides spacious and versatile accommodation throughout.

One of many of the features of the property is the extended kitchen dining room with integrated appliances, snug area ground and first floor luxury bathrooms and is considered in good decorative order throughout



The property is conveniently located close to local amenities being situated adjacent to Seaside Recreation ground. Local shops can be found along Seaside with regular bus services within the locality. Eastbourne town centre with its theatres, mainline railway station and comprehensive shopping facilities is approximately one mile distant

**\* ENTRANCE PORCH \* HALLWAY \* SITTING ROOM \* REFITTED KITCHEN/DINING ROOM \* SNUG AREA \* GROUND FLOOR REFITTED BATHROOM \* THREE FIRST FLOOR BEDROOMS \* FIRST FLOOR BATHROOM/WC \* SECOND FLOOR MASTER BEDROOM \* LOW MAINTENANCE GARDENS TO FRONT AND REAR WITH A SOUTHERLY ASPECT \* VACANT POSSESSION OFFERED \***



## **The accommodation**

Comprises:

### **ENTRANCE PORCH**

Composite double glazed front door.

### **HALLWAY**

Stairs leading to first floor landing, radiator.

### **SITTING ROOM**

16'0 into bay x 11'4 (4.88m into bay x 3.45m )

With uPvc bay windows to front with views over the recreation ground.

### **KITCHEN/DINING ROOM**

18'8 x 13'7 (5.69m x 4.14m )

Recently re-fitted with a comprehensive range of matching eye and base level units with complimentary solid oak worktop surfaces with a comprehensive range of integrated appliances including four burner hob with adjacent electric eye level oven and microwave, dishwasher, full length fridge and freezer double glazed windows to side and skylight to rear, LED spotlighting, tri-fold double glazed doors to rear providing access to rear garden.

### **UTILITY AREA**

With plumbing for washing machine, recently installed Ideal Combination boiler for the provision of gas fired central heating and domestic hot water.

### **SNUG**

9'6 x 5'7 (2.90m x 1.70m )

Sitting area with upvc windows to rear.

### **GROUND FLOOR BATHROOM**

8'0 x 7'6 (2.44m x 2.29m )

Recently re-fitted with a white suite comprising panelled bath with Mira Vie electric shower unit over with chrome fitments and shower attachment over, vanity hand wash basin, low level wc, fully tiled walls and flooring in complimentary tiling, heated towel rail.

Stairs from hall:

### **BEDROOM ONE**

13'0 x 7'3 (3.96m x 2.21m )

uPvc windows to front with far reaching views, radiator.

### **BEDROOM TWO**

13'0 x 7'1 (3.96m x 2.16m )

uPvc windows to front with far reaching views, radiator.

### **BEDROOM THREE**

11'7 max x 9'10 (3.53m max x 3.00m )

uPvc windows to side, radiator.

### **FIRST FLOOR BATHROOM/WC**

9'1 x 8'5 (2.77m x 2.57m )

Recently refitted with a contemporary white suite comprising panelled bath with central mixers with Mira Jump shower unit over, double shower cubicle with rainforest shower unit over, low level wc, vanity hand wash basin obscure windows to rear

### **First Floor Landing**

With velux window to front and inset spotighting

### **BEDROOM FOUR**

12'10 x 10'8 (3.91m x 3.25m )

Velux windows to front, radiator, eaves store cupboards

### **GARDEN TO FRONT**

Low maintenance paved garden with pathway to front door

### **GARDEN TO REAR**

Low maintenance gardens to rear with artificial lawned area, brick block paved area, timber gate with rear access, external lights in rear garden.

### **N.B**

The property has two sections of solar panels to the roof which are owned by the present owner which provides money back from the national grid.

### **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)

### **COUNCIL TAX BAND:**

Council Tax Band -Band 'C' Eastbourne Borough Council

### **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**

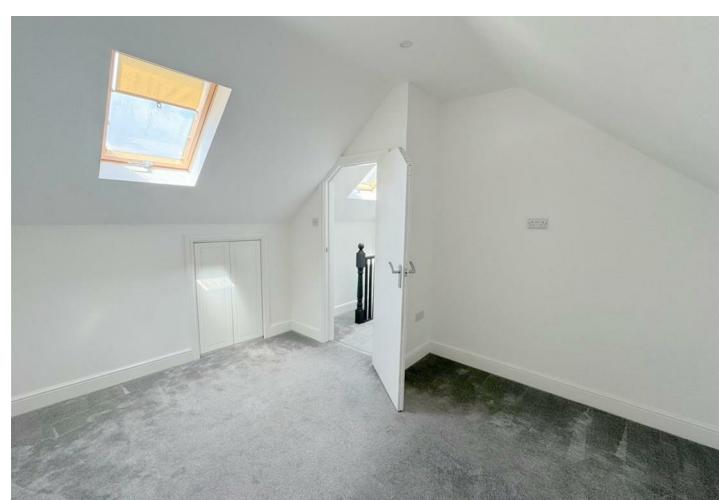
We are open:-

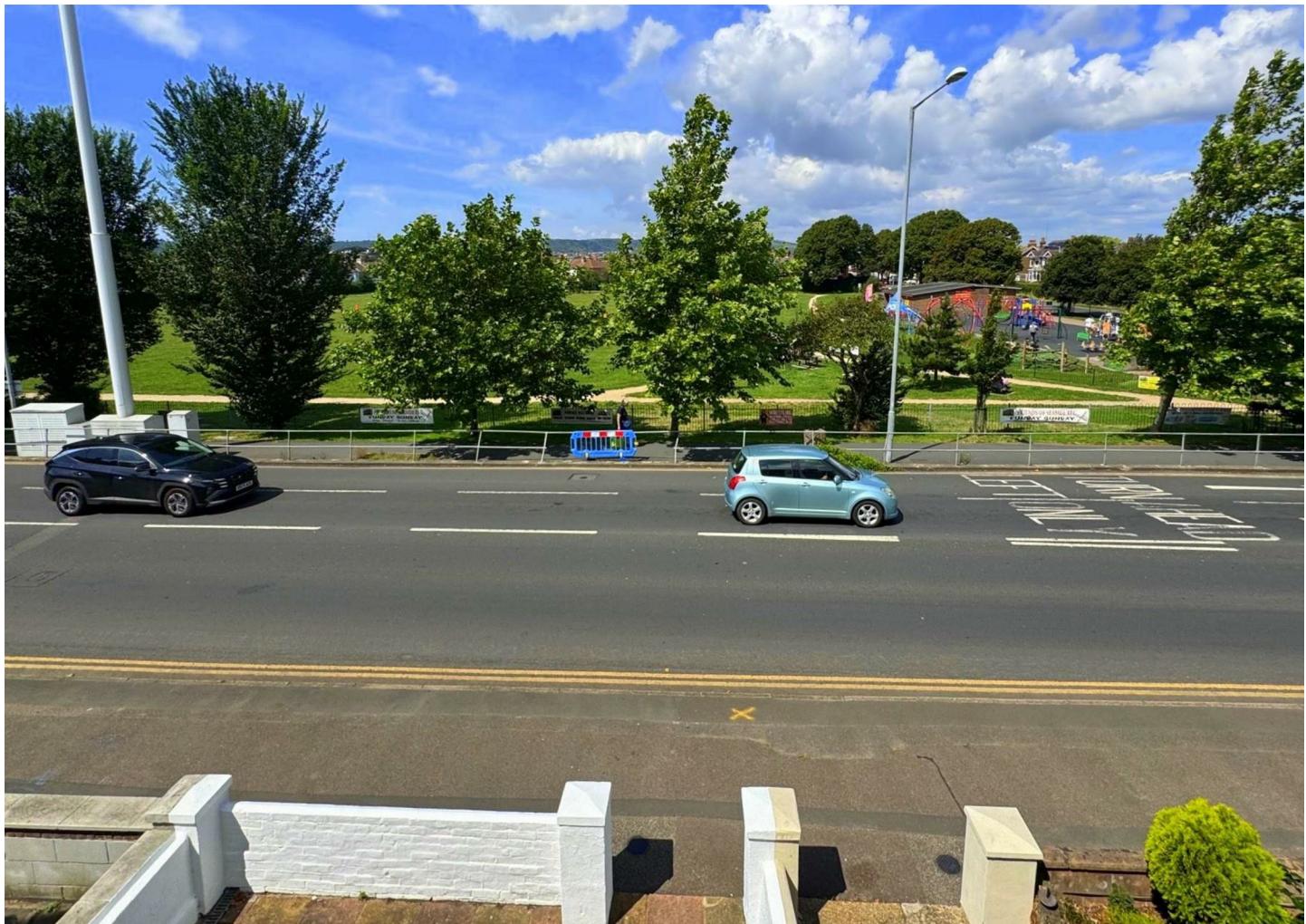
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

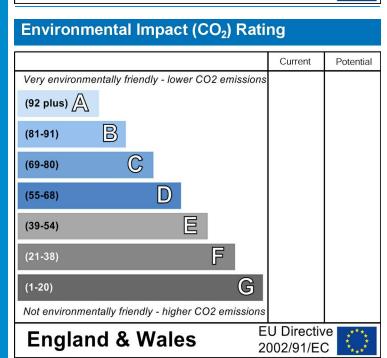
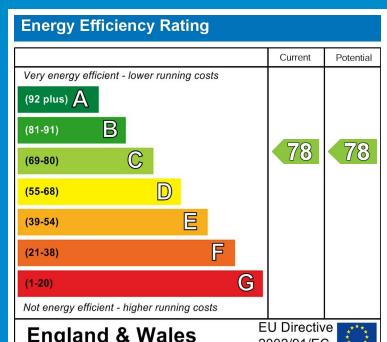
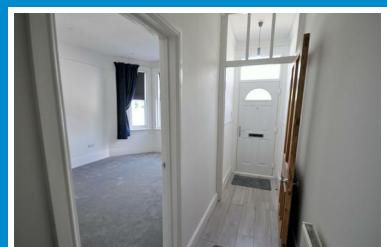
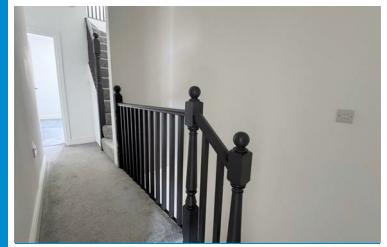
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.









**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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750**