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Taylor Engley

<u>6 Hazel Grove, Willingdon, Eastbourne, East Sussex, BN20 9RR</u>
<u>Price £399,950 Freehold</u>

Taylor Engley are pleased to offer to the market this THREE BEDROOM, TWO BATHROOM, DETACHED HOUSE, located in the favoured Lower Willingdon area of Eastbourne. The property offers spacious accommodation and enjoys VIEWS OVER THE SOUTH DOWNS from the front bedroom. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * SPACIOUS DRIVEWAY * EPC = D

The property is situated in a highly sought after area, with local shops and schools close by. For those who enjoy country walks, access can be gained to the South Down close by.

*** ENTRANCE PORCH * INNER PORCH * LIVING ROOM * SNUG * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM AND SHOWER ROOM * DRIVEWAY PARKING * GARDEN ***

The accommodation
Comprises:

ENTRANCE PORCH
Door opening to:

INNER PORCH
Double glazed windows to front.

LIVING ROOM
18'2 x 12'2 (5.54m x 3.71m)
Two radiators, double glazed windows to front and side. Door opening to:

SNUG
9'10 x 7'9 (3.00m x 2.36m)
Double glazed window to side, understairs storage cupboard.

GROUND FLOOR BATHROOM
11'1 x 7'4 (3.38m x 2.24m)
White suite comprising, double ended bath, low level wc, corner shower cubicle, washbasin, heated towel rail, double glazed window to rear.

KITCHEN/BREAKFAST ROOM
18'3 x 10'3 max (5.56m x 3.12m max)
Fitted with a range of white gloss cupboards and drawers, space for washing machine, fridge freezer, tumble dryer and dishwasher, work surfaces with inset sink unit, radiator, free standing Kenwood Range style cooker and five burner gas hob with extractor hood over, double glazed window to rear. Patio doors to rear.

From the lounge, stairs rise to:

FIRST FLOOR LANDING
Double glazed window to side, radiator, eaves recessed storage areas.

BEDROOM ONE
12'1 x 10'11 (3.68m x 3.33m)
Built-in double wardrobe cupboard, radiator, double glazed window enjoying downland views.

BEDROOM TWO
12' x 9'7 max (3.66m x 2.92m max)
Built-in wardrobe cupboard, double glazed window to rear, radiator.

BEDROOM THREE
8'2 x 6'6 (2.49m x 1.98m)
Velux window to side, radiator.

SHOWER ROOM
7'1 x 4'10 (2.16m x 1.47m)
Suite comprising low level wc, washbasin, shower, heated towel rail, double glazed window to side.

DRIVEWAY

GARDEN
Mainly laid to lawn, patio areas, gates to side access, timber shed with power and light, outside tap, outside power sockets, 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 D.

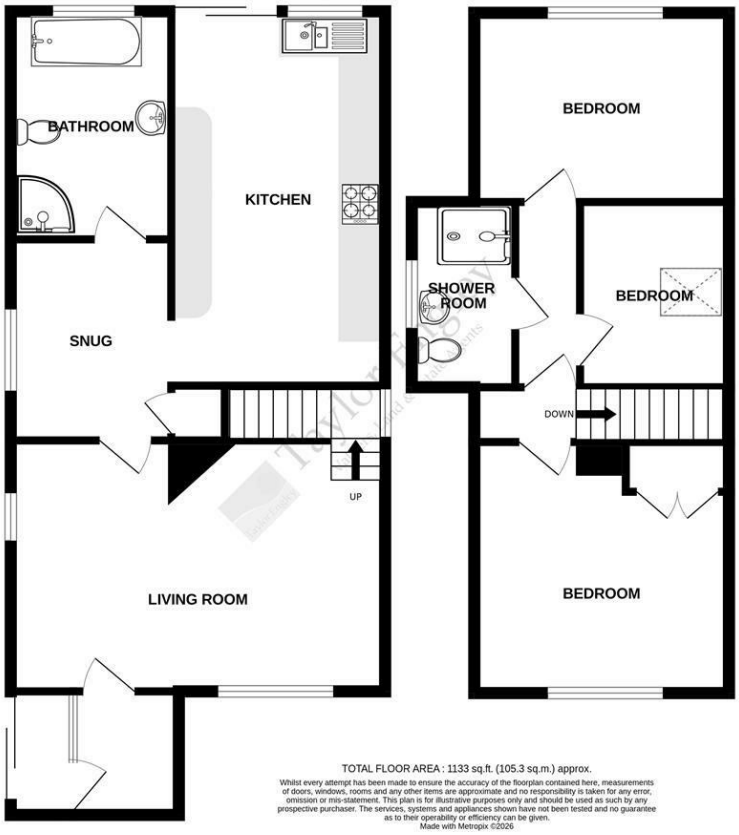
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

A ROBIN IN YOUR GARDEN
IS A SIGHT FROM ABOVE
THAT SOMEONE IN HEAVEN
IS SENDING YOU THEIR LOVE

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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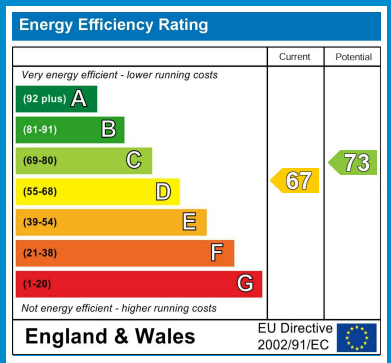

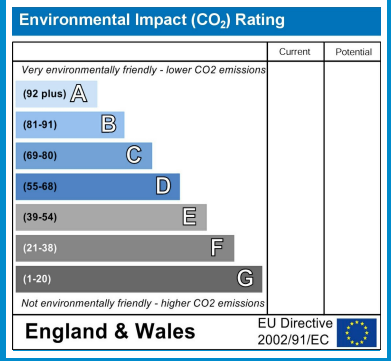

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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