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Taylor Engley









<u>172A Seven Sisters Road, Lower Willingdon, Eastbourne, BN22 0PB</u>
<u>Asking Price £280,000 Freehold</u>

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this modern THREE BEDROOM END OF TERRACE HOUSE WITH GARAGE, situated in the sought after Lower Willingdon area. The property that enjoys Downland views was built less than ten years ago and benefits from an IMPRESSIVE OPEN PLAN KITCHEN AND LIVING ROOM, downstairs cloakroom and gardens to front, side and rear. * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING - CURRENTLY OVER 5 YEARS STILL REMAINING ON THE BOILER WARANTEE * EPC = B**



*** ENTRANCE PORCH * CLOAKROOM/WC * LOUNGE AREA * IMPRESSIVE OPEN PLAN DINING ROOM AND KITCHEN * THREE BEDROOMS * FAMILY BATHROOM * GARDENS TO FRONT SIDE AND REAR * GARAGE IN BLOCK.**

The property is situated in a sought after area, being within close proximity to local schools, shops and parks. Polegate railway station is also located close by.





ENTRANCE PORCH

CLOAKROOM/WC
White suite comprising low level WC, washbasin, heated towel rail, extractor fan.

LOUNGE AREA
13'3 x 12'10 (4.04m x 3.91m)
Double glazed window with outlook to front, radiator, understairs storage cupboard.

OPEN PLAN KITCHEN / DINING ROOM
15'10 x 12'2 (4.83m x 3.71m)
The kitchen area is fitted with a modern range of navy coloured fronted cupboards and drawers and has a built-in AEG double oven and ceramic hob with extractor hood over, worksurfaces, integral washing machine, one and a half bowl sink unit, under unit lighting, radiator, patio doors overlooking the rear garden.

From the living room stairs rise to the first floor landing with hatch to loft space.

BEDROOM ONE
10'1 x 9 (3.07m x 2.74m)
Radiator, built-in double wardrobe cupboard, double glazed window with outlook to front enjoying Downland views.

BEDROOM TWO
10'4 x 8'11 (3.15m x 2.72m)
Radiator, double glazed window with outlook to rear, built-in double wardrobe cupboard.

BEDROOM THREE
7'7 max x 6'5 (2.31m max x 1.96m)
Double glazed window with outlook to front enjoying Downland views, radiator.

FAMILY BATHROOM
White suite comprising bath with mixer tap and shower attachment, low level wc, washbasin, heated towel rail, double glazed window to rear, extractor fan.

GARDENS
There are gardens to the front, side and rear. These are mainly laid to lawn, the rear garden is fenced surround and also enjoys a patio area and has a gate for rear access.

GARAGE
Located in a block close by. It has an up and over door to front.

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 C.

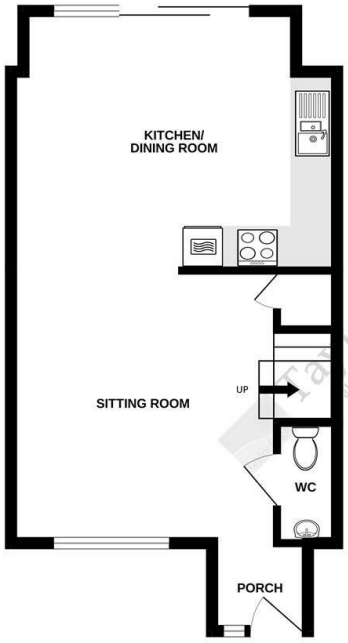
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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

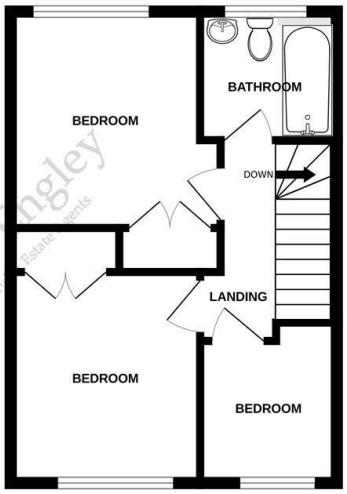




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

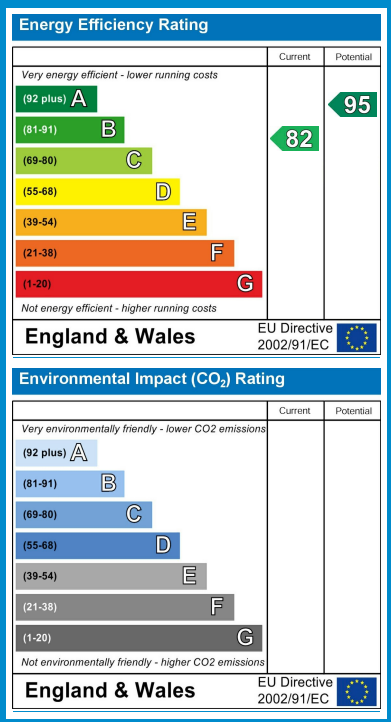


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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