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Taylor Engley



22 Selmeston Road, Eastbourne, East Sussex, BN21 2SU

Asking Price £415,000 Freehold

An extended two-bedroomed semi-detached bungalow occupying a level plot within the favoured Rodmill area of Eastbourne. The property offers versatile accommodation comprising three reception rooms, a fitted kitchen and a shower room. Further benefits include gas-fired central heating, double glazing, level gardens and an off-road parking space. Presented in good decorative order, the property is offered to the market chain free, and an internal viewing is highly recommended. EPC=C.



Selmeston Road is conveniently situated within the popular Rodmill area of Eastbourne, offering easy access to local shops in Framfield Way, bus services and Eastbourne District General Hospital. Hampden Park is close at hand, providing attractive woodland walks, open green spaces and a picturesque lake, ideal for outdoor recreation and relaxation. The area is also well placed for access to Eastbourne town centre which is approximately two miles distant offering a wider range of shopping, leisure and transport facilities, making this a convenient location for a variety of purchasers.

*** FAVOURED RODMILL AREA * LEVEL PLOT * THREE RECEPTION ROOMS * FITTED KITCHEN * TWO BEDROOMS * SHOWER ROOM * GOOD DECORATIVE ORDER * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CAR PARKING SPACE * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Porch

Hall

Radiator, cabinet housing consumer unit and electric meter, loft hatch to roof space, built-in store cupboard.

Sitting Room

14'10 max x 12' (4.52m max x 3.66m)

(14'10 max including depth of chimney breast)

Electric fire, radiator, outlook to front doors opening to:

Dining Room

15'2 x 10'3 (4.62m x 3.12m)

Radiator, double aspect room with outlook to front and side, door to:

Kitchen/Breakfast Room

Breakfast Room Area

12'4 max x 10'9 max (3.76m max x 3.28m max)

(10'9 max reducing to 10'2)

Double aspect room with window to side and doors opening to rear garden, radiator, wide opening to:

Kitchen Area

10'10 max x 8'10 max (3.30m max x 2.69m max)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worktops with tiled splash back and inset sink unit, eye level oven with cupboard above and below, induction hob with extractor fan over, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, downlighters, wall mounted cupboard housing gas fired boiler.

Bedroom 1

11'7 max x 10'8 (3.53m max x 3.25m)

(11'7 max reducing to 9'10)

Range of wardrobe cupboards, radiator, outlook to front.

Bedroom 2

11'6 max x 11'5 (3.51m max x 3.48m)

(11'6 max reducing to 9'6)

Radiator, outlook to rear.

Shower Room

Spacious shower cubicle, wash hand basin set into cabinet, low level w/c with concealed cistern, vertical radiator, tiled walls, window to rear.

Car Parking Space

Shared drive access leading to car parking space.

Front Garden

Laid to lawn an offering potential for additional off road parking if desired.

Rear Garden

Level rear garden, considered to be a feature of the property, patio area to immediate rear of the property, area laid to lawn, established shrubs, timber shed, outside tap, gate to side opening to car parking space.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

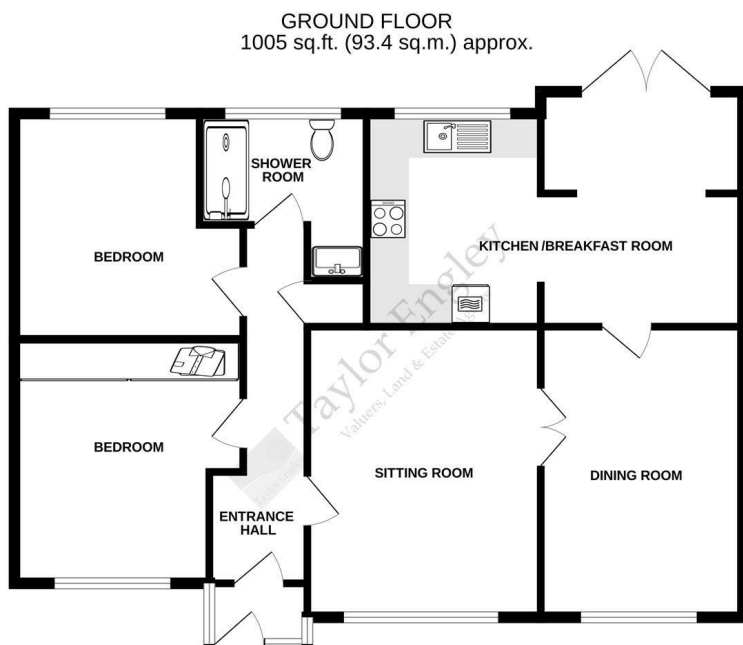
FOR CLARIFICATION:

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.

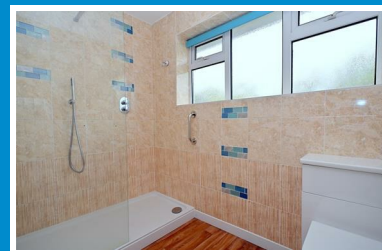
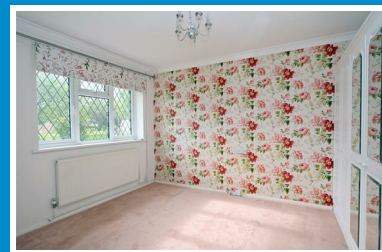
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





TOTAL FLOOR AREA: 1005 sq ft. (93.4 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 misstatement. 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.
 Made with Metreplan 12/2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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.

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