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est. 1978
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4, Manifold Mews Manifold Road, Eastbourne, East Sussex, BN22 8FF
Asking Price £300,000 Freehold

An excellent opportunity arises to acquire this well present TWO DOUBLE BEDROOMED MEWS STYLE HOME, occupying a convenient central location. The property forms part of a small private mews development of just five homes and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting/dining room open plan to fitted kitchen, cloakroom, two double bedrooms, bathroom, built in sprinkler system, attractive patio style garden to rear and an allocated car parking space. An internal viewing is highly recommended. EPC=B.



Manifold Mews enjoys a most convenient central location, being back built and approached off Manifold Road. Eastbourne's town centre amenities are within walking distant and include a comprehensive range of shopping facilities, bus services and a mainline railways station.

*** WELL PRESENTED MEWS STYLE HOME * FEATURE OPEN PLAN SITTING/DINING ROOM AND FITTED KITCHEN * FITTED KITCHEN WITH INTEGRATED APPLICANCES * TWO DOUBLE BEDROOMS * CLOAKROOM * BATHROOM * ATTRACTIVE PATIO GARDEN TO REAR * ALLOCATED CAR PARKING SPACE * VISTOR PARKING ON A FIRST COME FIRST SERVED BASIS * FITTED SPRINKLER SYSTEM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED * SMALL DEVELOPMENT OF JUST FIVE HOMES ***





The accommodation
Comprises:

Covered open porch with lighting, gas meter, front door opening to:

Entrance Hall
Downlighters, radiator.

Cloakroom
Low level wc with concealed cistern, pedestal wash hand basin, chrome effect heated towel rail, built-in cabinet housing consumer unit, downlighters.

Sitting/Dining Room
14'7 max x 14 max (4.45m max x 4.27m max)
Spacious room with outlook to rear, two radiators, downlighters, understairs storage cupboard with light, double doors opening to rear garden, wide opening to:

Fitted Kitchen
11'10 x 6'8 (3.61m x 2.03m)
(Maximum measurements include depth of fitted units)
Worksurface with upstand, range of base and wall mounted cupboards, sink unit with mixer tap, range of integrated appliances include electric undercounter oven, electric hob with extractor fan over, washer dryer, fridge/freezer, wall mounted cupboard housing Worcester gas fired boiler, tiled floor, downlighters, outlook to front.

Stairs rising from hall to:

First Floor Landing
Downlighters, built-in cupboard with light, loft hatch to roof space.

Bedroom 1
14' max x 14' max (4.27m max x 4.27m max)
(14' max into bay x 14)
Downlighters, radiator, bay to rear.

Bedroom 2
14' max x 8'5 max (4.27m max x 2.57m max)
Built-in cupboard, radiator, two windows with outlook to front.

Bathroom
Bath with tiled surround, mixer tap and shower over, shower screen, wash hand basin set into cabinet and having mirror over, low level wc, chrome effect heated towel rail, downlighters, tiled floor.

Rear Garden
Attractive patio style garden, with raised border to rear with some shrubs, outside tap, outside lighting.

Allocated Car Parking Space
Situated directly opposite the property, space number 4.

Visitor Parking
On a first come first served basis.

NB
We are informed by our client of the following,

There is a management company know as Manifold Mews Management LTD

There is an annual insurance contribution and for 2025 this was £86.00

(All details concerning the outgoings are subject to verification).

COUNCIL TAX BAND:
Council Tax Band - 'B' 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 ENGLEY.



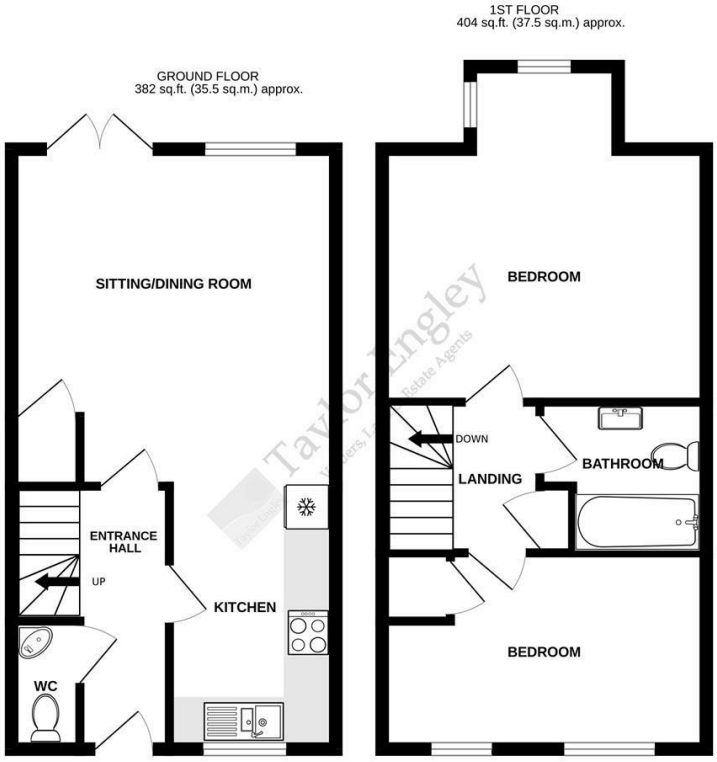






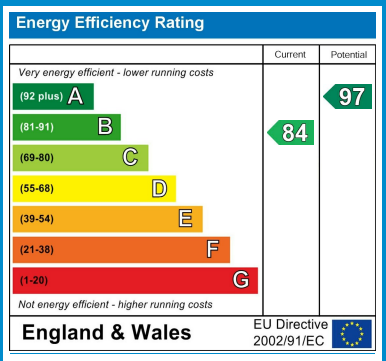


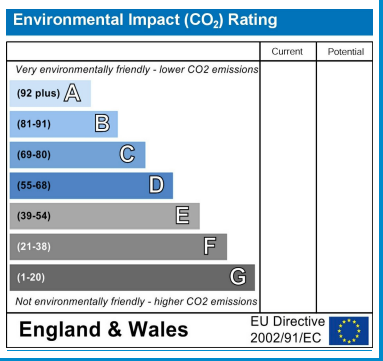




TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

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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