

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

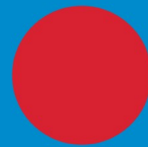
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Taylor Engley



56 Pococks Road, Eastbourne, BN21 2RP

Asking Price £330,000 Freehold

Offered to the market with no onward chain, this three-bedroomed detached bungalow is situated in the favoured Rodmill area of Eastbourne. Although now requiring modernisation, the property presents an excellent opportunity for purchasers to update and personalise to their own tastes. Benefits include gas-fired central heating, double glazing, a spacious sitting/dining room, and a garage. EPC=D.



Pococks Road is a popular residential address within the favoured Rodmill area of Eastbourne. The property is ideally situated for everyday amenities, with a range of local shops in the nearby Rangemore Drive. The area is well served by regular bus routes, whilst Eastbourne town centre, with its comprehensive shopping facilities, mainline railway station is approximately one and a half miles distant. The district General Hospital is also close by.

***POPULAR RODMILL AREA OF EASTBOURNE * THREE BEDROOMS * SPACIOUS SITTING/DINING ROOM * KITCHEN * BATHROOM & SEPARATE W/C * GARAGE * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * REQUIRES MODERNISATION * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to small entrance porch with door to:

Entrance Hall

Built in cupboard housing electric and gas meter, radiator.

Sitting/Dining Room

Sitting Room Area

15'5 max x 11'2 max (4.70m max x 3.40m max)
Tiled fireplace, radiator, patio door with outlook to front, wide opening to:

Dining Area

10'2 max x 8'7 (3.10m max x 2.62m)
(10'2 max to window)
Two radiators, double aspect with outlook to front and side, connecting door to:

Kitchen

10'2 max x 8'10 max (3.10m max x 2.69m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, space and plumbing for washing machine, space for slot in cooker, space for fridge/freezer, Worcester wall mounted gas fired boiler, central heating programmer, connecting doors to entrance hall and side porch.

Side Porch

15'4 max x 4'3 max (4.67m max x 1.30m max)
Having doors to front and rear.

Inner Hall

Central heating thermostat, airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

12' x 11' (3.66m x 3.35m)
Radiator, outlook to rear.

Bedroom 2

11'8 x 9'5 (3.56m x 2.87m)
Radiator, outlook to rear.

Bedroom 3

9'3 max x 8'2 max (2.82m max x 2.49m max)
(9'3 max reducing to 8'7)
Outlook to side

Bathroom

Bath with tiled surround, shower over and shower screen, pedestal wash hand basin, radiator, window to side.

Separate W/C

Low level w/c, window to side.

Garage

18'11 max x 7'10 max (5.77m max x 2.39m max)
(maximum measurements includes depth of internal pillars fittings and structures)
Up and over door to front.

Front Garden

Laid to lawn with some shrubs.

Rear Garden

Patio area to the immediate rear, lawned garden area and steps rising away from the property, some shrubs and firs.

COUNCIL TAX BAND:

Council Tax Band -'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

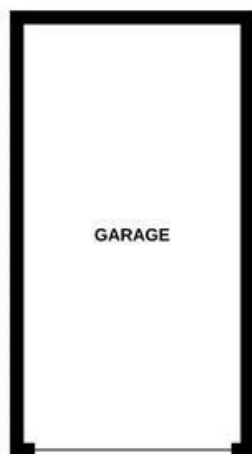
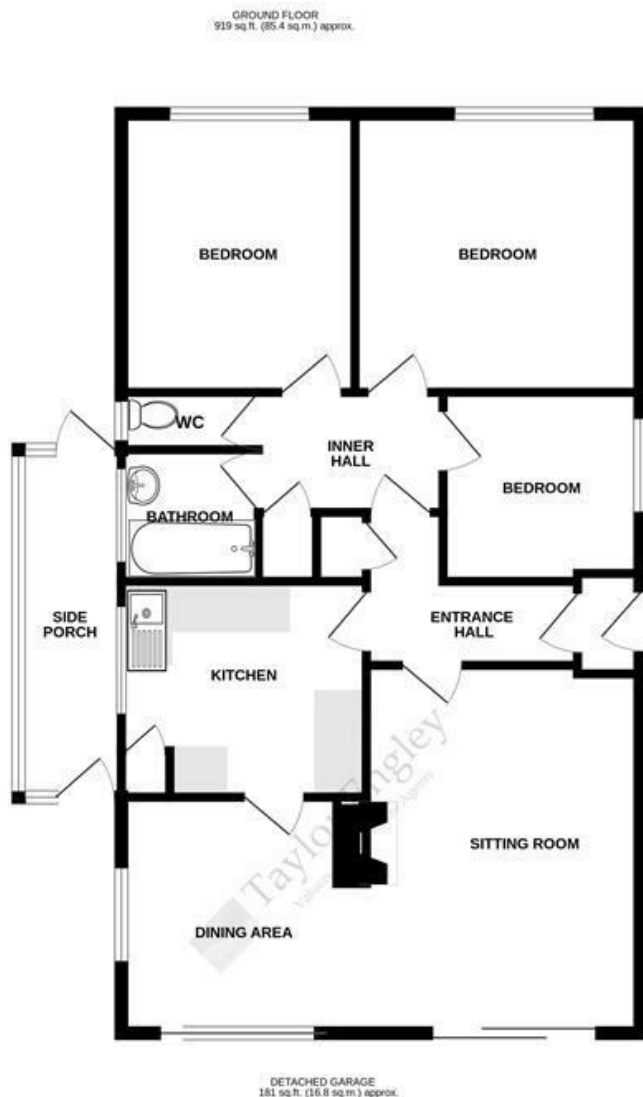
FOR CLARIFICATION:

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:

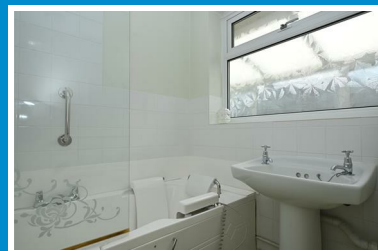
All appointments are to be made through TAYLOR ENGLE.





TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
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.

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.