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Taylor Engley









69 Hurst Road, Upperton, Eastbourne, East Sussex, BN21 2PN
Chain Free £352,500 Freehold

An excellent opportunity to acquire this VICTORIAN TWO DOUBLE BEDROOMED TERRACED HOME, in this favoured Upperton location. Although requiring some modernisation the property offers gas fired central heating with a recently installed Glow Worm combination gas boiler, sealed unit double glazing and many original features retained including fireplaces to all principal rooms. This property also offers elevated lawned gardens to rear and is within close proximity to local shops and amenities in nearby Willingdon Road with regular bus services close by. Schools for most age groups are within a mile radius whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one mile distant. EPC = D



The property occupies a convenient location in the popular Upperton area of Eastbourne. Bus services pass along the nearby Upperton Road to Eastbourne's town centre, which is approximately one mile distant and offers a comprehensive range of shopping facilities and a mainline railway station.

ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM/WC * GARDENS TO REAR * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * VACANT POSSESSION OFFERED *





The accommodation
Comprises:

ENTRANCE HALL

SITTING ROOM
15'3 x 13'6 (4.65m x 4.11m)
With double glazed bay window to front, feature open cast iron working fireplace surround with marble inserts, original coving and picture rail, radiator.

DINING ROOM
12'0 x 14'4 into chimney breast recess (3.66m x 4.37m into chimney breast recess)
With double glazed windows to rear, feature open cast iron arch fireplace, radiator.

KITCHEN
14'2 x 9'5 (4.32m x 2.87m)
With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset double drainer stainless steel sink unit with mixer taps, plumbing and space for washing machine, fridge freezer, slot in for electric cooker, spacious shelved pantry

Stairs rising to:

FIRST FLOOR LANDING

BEDROOM ONE
16'0 x 12'6 into chimney brest recess (4.88m x 3.81m into chimney brest recess)
with double glazed windows to front, range of built in double wardrobes to side, school house radiator, feature arch open cast iron fireplace.

BEDROOM TWO
12'2 x 11'5 (3.71m x 3.48m)
With double glazed windows to rear, feature fireplace surround, radiator, coved ceiling.

BATHROOM/WC
11'0 x 9'6 (3.35m x 2.90m)
With a white suite comprising panelled bath, low level wc, pedestal hand wash basin, bidet, wall mounted recently installed Glow Worm combination boiler for the provision of gas fired central heating and domestic hot water, window to side, radiator.

GARDENS TO REAR
With a patio area leading up to area laid to lawn with storage shed and rear access with a westerly aspect.

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 - 'B' Eastbourne Borough Council.

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.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

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

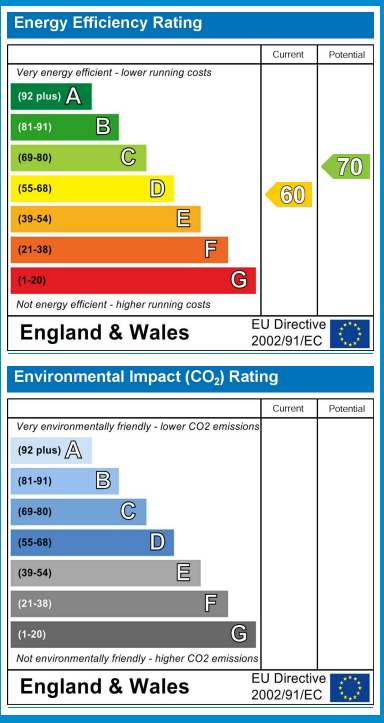












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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