



25 Langney Green, Eastbourne, BN23 6HY

£379,995





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- SPACIOUS ROOMS
- GARAGE/WORKSHOP
- RIVER FRONTAGE
- WELL MAINTAINED GARDEN

Taylor Engley are delighted to bring to the market this well presented two bedroomed detached bungalow, situated in a sought after cul-de-sac in the Langney area of Eastbourne. The property offers deceptively spacious accommodation and a particular feature of the bungalow is the well maintained rear garden, which is predominantly lawned and backs onto a river. There is plenty of parking to front and a large garage with workshop to rear. Local shopping facilities are available at the nearby Sovereign Retail Park, whilst Eastbourne Town Centre, with it's comprehensive shopping facilities and mainline railway station, situated approximately three miles distant.



## Entrance Hall

**Kitchen/Breakfast Room** 18'7 x 7'3 (5.66m x 2.21m)

**Sitting Room/ Dining room** 21'6 x 12'2 (6.55m x 3.71m)

**Bedroom 1** 13'11 x 10 (4.24m x 3.05m)

**Bedroom 2** 13'11 x 9'4 (4.24m x 2.84m)

**Shower room**

**W/c**

**Garage Workshop & Parking**

**Garden**







Floor Plans

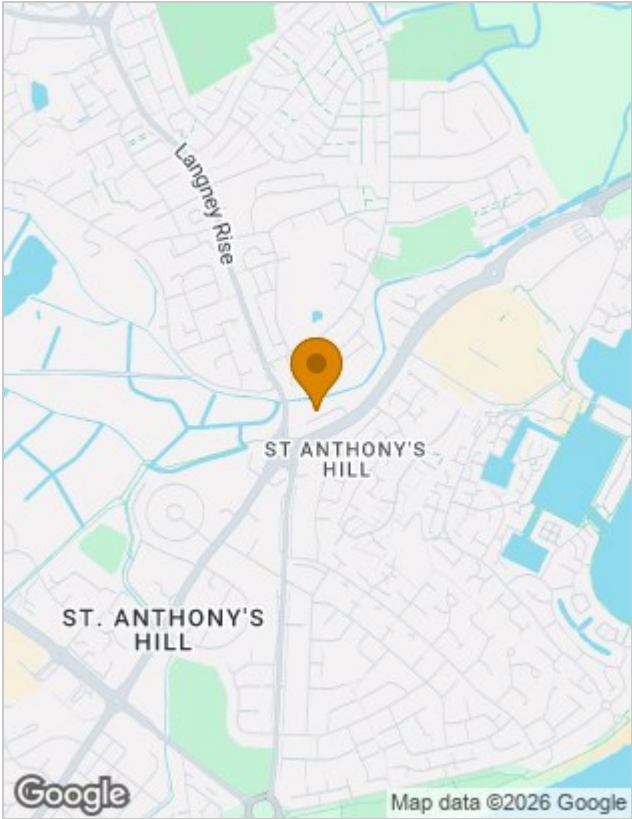


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

