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Taylor Engley



44 Tolkien Road, Langney, Eastbourne, East Sussex, BN23 7AQ

Asking Price £270,000 Freehold

An opportunity arises to acquire this TWO BEDROOMED SEMI-DETACHED BUNGALOW located in the popular Langney area of Eastbourne. Although requiring some modernisation the bungalow is considered to provide spacious accommodation and has the benefit of gas fired central heating. Features include an 16'10 x 10'10 living room, kitchen, ample driveway parking and a garage. The property also enjoys a level rear garden with a south easterly aspect.



Local shops can be found at the Langney Shopping Centre which is approximately one and a half miles distant. The Sovereign Harbour and Crumbles Retail Park is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately three and a half miles distant. Local bus services pass along the nearby Priory Road.

*** POPULAR LANGNEY LOCATION * LEVEL REAR GARDEN WITH SOUTH EASTERLY ASPECT *
 SPACIOUS LIVING ROOM * KITCHEN * TWO BEDROOMS * SHOWER ROOM * SEPARATE WC *
 AMPLE DRIVEWAY PARKING * GARAGE * GARDENS * GAS FIRED CENTRAL HEATING * CHAIN
 FREE ***



The accommodation

Comprises:

Front door opening to:

Hall

Radiator, built-in store cupboard, airing cupboard housing cylinder, loft hatch to roof space.

Living Room

16'10 x 10'10 (5.13m x 3.30m)

Radiator, outlook to rear.

Kitchen

9'8 max x 6'7 (2.95m max x 2.01m)

(9'8 max x 6'7 extending to 8'10 max into door recess, maximum measurements include depth of fitted units)

Work surface, inset single drainer stainless steel sink unit, range of base units, Zanussi under counter electric oven, Bosch four burner gas hob, Hoover washing machine, Montpellier fridge, Worcester gas fired boiler, built-in larder cupboard, outlook to rear and door to side.

Bedroom 1

13'11 x 10'10 (4.24m x 3.30m)

Radiator, outlook to front.

Bedroom 2

9'8 x 9 (2.95m x 2.74m)

Radiator, outlook to front.

Shower Room

Spacious shower cubical, pedestal wash hand basin, mostly tiled walls, heated towel rail, medicine cabinet, window to side.

Separate WC

Low level wc, window to side.

Garage

17'6 max x 8'5 max (5.33m max x 2.57m max)

(17'6 max to door x 8'5 max, maximum

measurements include depth of internal pillars structures and fittings)

Situated within the rear garden of the property, up and over door to front, light and power, plastic corrugated style roof.

Driveway Parking

Ample driveway parking leading to garage

Front Garden

Laid mainly to lawn

Rear Garden

Enjoying a south easterly aspect, patio area to the immediate rear of the property, area of lawn, some shrubs and an established tree, timber shed, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

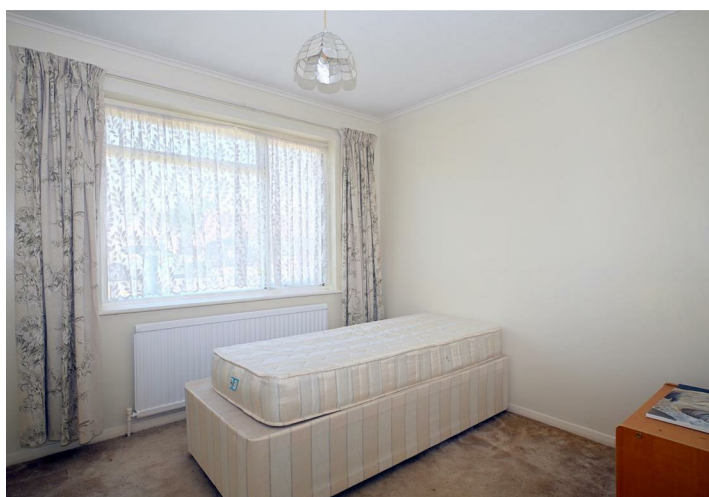
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

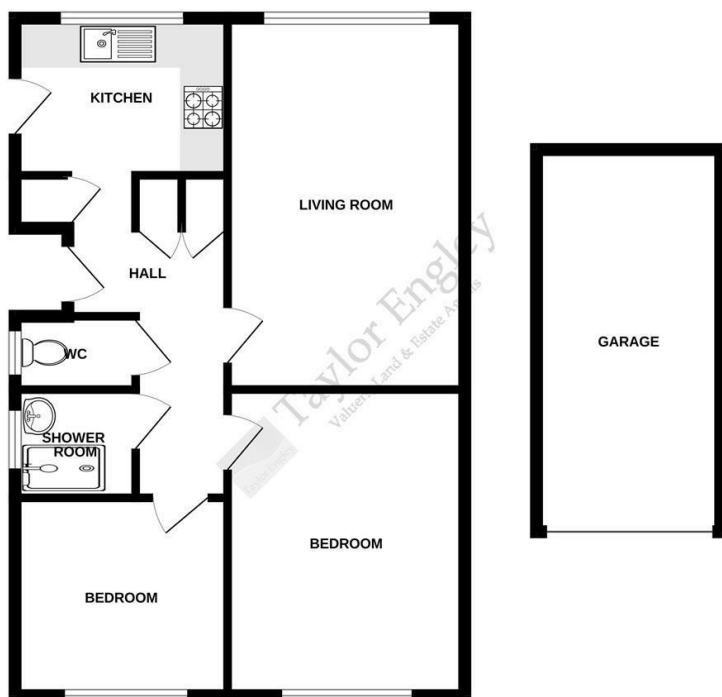
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



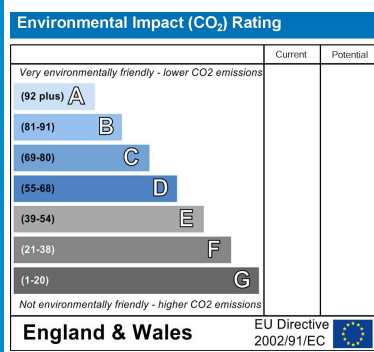
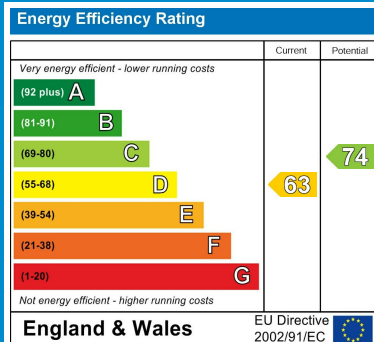
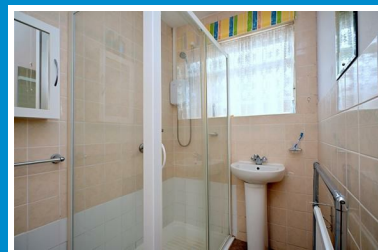
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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 for 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.

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.

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