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41 Aylesbury Avenue, Langney Point, Eastbourne, East Sussex, BN23 6AD
Asking Price £350,000 Freehold

Taylor Engley are delighted to offer to the market this well presented THREE BEDROOMED SEMI DETACHED HOME, located in the popular Langney Point area of Eastbourne. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious living room, conservatory with glass roof lantern, fitted kitchen a garage and rear garden which enjoys a westerly aspect.

The property is located in the popular Langney Point area being within easy access to the seafront. Local shops in Beatty Road are approximately half a mile distant and bus services serve the local area. Eastbourne town centre which offers comprehensive range of shopping facilities and mainline railway station is approximately two and three quarter miles distant.

*** WELL PRESENTED PROPERTY * POPULAR LANGNENY POINT AREA * VERY GOOD DECORATIVE ORDER * SPACIOUS LIVING ROOM * CONSERVATROY WITH GLASS ROOF LANTERN * FITTED KITCHEN * THREE BEDROOMS * MODERN SHOWER ROOM * LEVEL GARDENS THE REAR ENJOYING A WESTERLEY ASPECT * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***

The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, understairs storage cupboard housing gas meter, window to side.

Living Room
24' x 11'3 max (7.32m x 3.43m max)
(11'3 max reducing to 9'2)
Spacious room, feature wall mounted living flame gas fire. two radiators, outlook to front.

Conservatory
9'11 x 8'9 (3.02m x 2.67m)
Feature room overlooking rear garden, glass roof lantern, downlighters, doors to rear garden.

Kitchen
9'7 x 8'4 (2.92m x 2.54m)
(Maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, work surfaces with inset single drainer sink unit, space and plumbing for washing machine, space for fridge/freezer, Belling undercounter electric oven, Hotpoint four burner gas hob with Zanussi extractor fan over, tiled floor, downlighters, window and door to rear.

Stairs rising from hall to:

First Floor Landing
Loft hatch to roof space.

Bedroom 1
13'11 max x 9'9 max (4.24m max x 2.97m max)
Built- in cupboard housing Ideal gas fired boiler, radiator, outlook to front.

Bedroom 2
9'10 x 9'2 (3.00m x 2.79m)
Radiator, outlook to rear.

Bedroom 3
8'10 x 7'11 (2.69m x 2.41m)
Radiator, outlook to front.

Shower Room
Modern white suite comprises, shower cubical, pedestal wash hand basin, low level wc, tiled walls, tiled floor, downlighters, radiator, window to rear.

Shared Driveway
Leading to:

Garage
16'9 max x 7'10 max (5.11m max x 2.39m max)
(Maximum measurements include depth of internal pillars, structures and fittings).
Light and power, up and over door to front.

Front Garden
Laid mainly to decorative stones border with some shrubs, outside light.

Rear Garden
Enjoying a westerly aspect, having patio area to immediate rear, area laid to decorative stones, flower bed with some shrubs, further patio area towards the end of the garden, timber shed.

COUNCIL TAX BAND:
Council Tax Band - 'C' Eastbourne Borough Council.

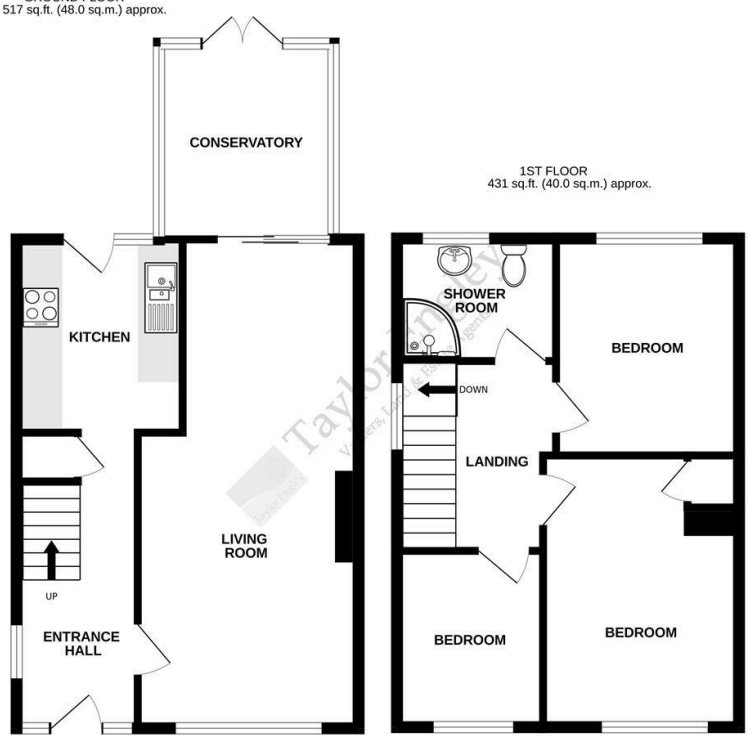
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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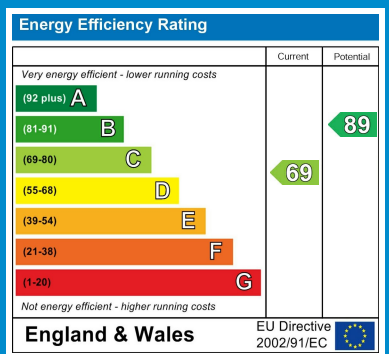

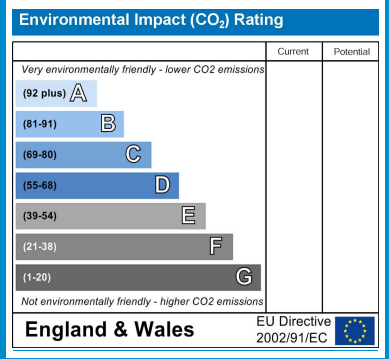

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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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