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Taylor Engley



7 Nuthatch Road, Langney, Eastbourne, East Sussex, BN23 7RN
Guide Price £325,000 Freehold

Taylor Engley are delighted to offer to the market this WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW located on the popular 'Birds Estate' in Langney. Features include a spacious living/dining room, fitted kitchen, two bedrooms, shower room, driveway parking and garage. Viewing comes highly recommended. EPC = D



The bungalow is considered to occupy a most convenient location within the Langney area of Eastbourne being within walking distance of the Langney Shopping Centre and bus services. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** DETACHED BUNGALOW * TWO BEDROOMS * POPULAR BIRDS ESTATE *
 SPACIOUS LIVING/DINING ROOM * DRIVEWAY PARKING * GARAGE * DOUBLE GLAZED WINDOWS *
 CONVENIENT LOCATION BEING WITHIN WALKING DISTANCE TO THE LANGNEY SHOPPING
 CENTRE * GAS FIRED CENTRAL HEATING ***



The accomodation comprises:

Front door opening to:

Entrance hall

Cupboard housing boiler, cupboard housing water tank, radiator.

Living/dining room

22'2 x 12'6 (6.76m x 3.81m)

2 radiators, window to side aspect, doors opening into the rear garden.

Kitchen

12'06 x 8'06 (3.81m x 2.59m)

Range of wall and base units, worktop space with tiled splash back, stainless steel sink with mixer tap and drainer, slot-in electric oven, space for fridge freezer, space for washing machine, window to side aspect, tiled walls, laminate flooring.

Bedroom 1

12'05 x 11'09 (3.78m x 3.58m)

Fitted wardrobes, radiator, window to front.

Bedroom 2

9'10 x 9'06 (3.00m x 2.90m)

Radiator, window to front, fitted wardrobes.

Shower room

Low level w.c, washbasin set into cabinet, spacious shower cubicle with electric shower, fully tiled, heated towel rail, window.

Outside

Garden

Patio area to immediate rear, pebbled area to middle with brick surround, bush and shrub borders.

Driveway

Parking for multiple cars.

Garage

Up and over door, power and lighting.

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

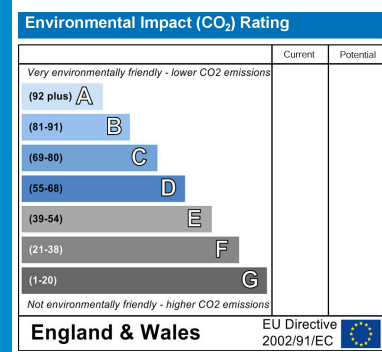
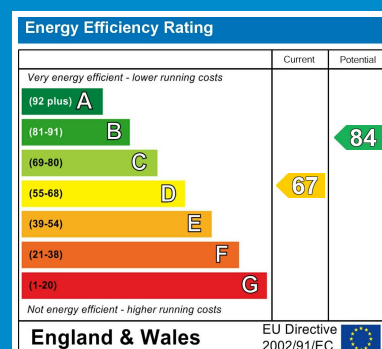
FOR CLARIFICATION:

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 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.

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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