

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

est. 1978



**Taylor Engley**



**38 Jay Close, Langney, Eastbourne, East Sussex, BN23 7RW**

**Price £269,950 Freehold**

**Situated in the sought after Birds Estate of Eastbourne, this light and airy semi-detached bungalow offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this property is perfect for small families, couples, or those looking to downsize without compromising on space. RECENTLY INSTALLED BOILER \* ATTRACTIVE WELL ESTABLISHED GARDEN \* GARAGE \* SEALED UNIT DOUBLE GLAZING \* EPC = D**





**\* ENTRANCE PORCH \* HALLWAY \* SITTING ROOM \* KITCHEN \* SIDE PORCH \* TWO BEDROOMS \*  
BATHROOM \* GARAGE \* GARDENS \***

**The bungalow is considered to occupy a most convenient location within the Langney area 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.**





## **FRONT DOOR TO:**

### **ENTRANCE PORCH**

Door to:

### **ENTRANCE HALL**

Engineered wood flooring, radiator, built-in storage cupboard, cupboard housing gas boiler.

### **SITTING ROOM**

15'33 x 11'83 (4.57m x 3.35m)

Window with outlook to front, radiator.

### **KITCHEN**

10'65 x 8'57 (3.05m x 2.44m)

Modern fitted kitchen with white built-in cupboards and drawers, wood effect worksurfaces, sink unit, built-in electric oven and hob, space for washing machine and fridge, window with far reaching views across Eastbourne.

### **SIDE PORCH**

Windows to side, door to rear garden.

### **BEDROOM ONE**

13'10 x 11'09 (4.22m x 3.58m)

Full width built-in wardrobe cupboards, window with outlook to rear, radiator.

### **BEDROOM TWO**

13'51 x 10'6 (3.96m x 3.20m)

Window with outlook to rear, radiator.

### **BATHROOM**

White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, window to side, radiator.

### **GARAGE & PARKING**

Single garage with up and over door (right hand garage in facing block), with hardstanding to front.

### **GARDENS**

Gardens to front and rear, lawn, well stocked flowerbeds, gate to rear, outside tap.

## **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## **COUNCIL TAX BAND:**

Council Tax Band C.

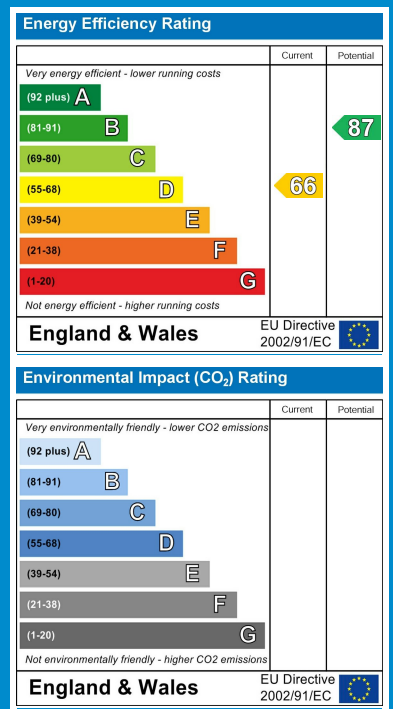
## **FOR CLARIFICATION:**

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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**