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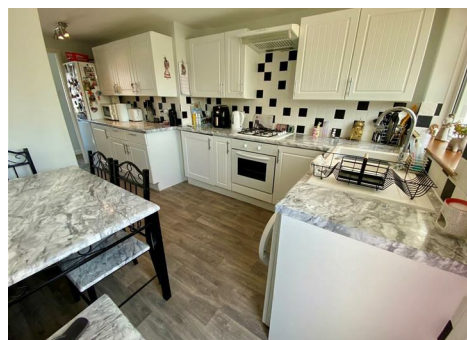
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**Taylor Engley**



**26 Marsden Road, Eastbourne, East Sussex, BN23 7ED**

**Price £280,000 Freehold**

Highly sought-after area of Marsden Road, Eastbourne. The property is in good condition, ensuring a smooth transition for its new owners be it a perfect home for first time buyers or wanting to downsize.

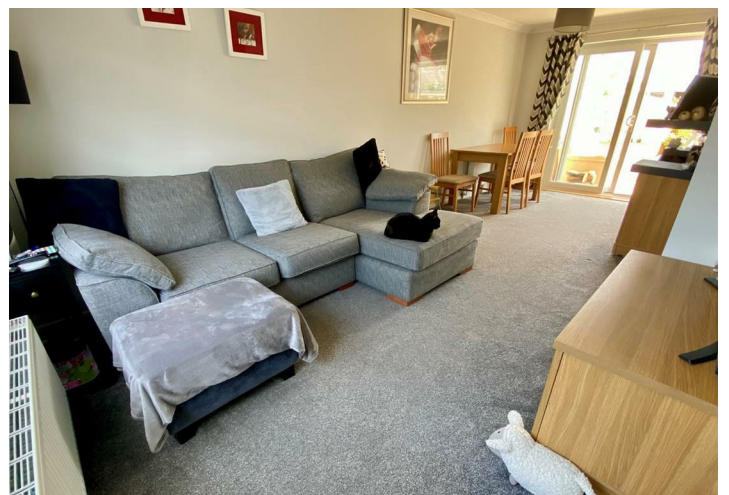
One of the lovely features of this property is the large, sunny rear garden, which offers a delightful outdoor retreat for relaxation and recreation. Additionally, the property includes a conservatory, which enhances the living space and allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the home. Off-road parking is also available, providing convenience and peace of mind in this popular location. With its blend of comfort, outdoor space, and desirable features, this terraced house on Marsden Road is a fantastic opportunity not to be missed being a short walk to Langley shopping centre, public transport and local school - EPC TBC





**\* POPULAR LOCATION \* KITCHEN/DINING ROOM \* SITTING ROOM/DINING AREA \*  
 CONSERVATORY \* KITCHEN/BREAKFAST ROOM \* TWO DOUBLE BEDROOMS \* SHOWER  
 ROOM/WC \* LARGE SUNNY REAR GARDEN \* TWO OFF ROAD PARKING SPACES TO THE FRONT \*  
 UPVC DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT \* GAS CENTRAL HEATING \*  
 CAVITY FILLED WALLS \*EPC - C**

Langney is a distinct part of Eastbourne, East Sussex and is on the eastern side of the popular seaside resort. Langney also has a popular shopping centre including small branches of Tesco, Boots and Iceland —and has nine schools within its boundaries. The Priory Nature Reserve, which is a popular spot for birdwatching and nature walks. is nearby and the area is also well-connected to other parts of Eastbourne, with regular bus services running to the town centre and other nearby areas.





## **ACCOMMODATION COMPRISES**

Part glazed UPVC entrance door with part glazed UPVC panel to side leading into

### **ENTRANCE HALLWAY**

Light grey wood effect vinyl flooring, radiator, stairs to first floor landing.

### **KITCHEN**

Fitted with full range of wall and base units incorporating cupboards and drawers, built in oven with four ring gas hob and extractor over, one and half bowl sink unit and drainer with chrome mixer tap, spaces for fridge freezer and washing machine, UPVC double glazed window to the rear, the dining area has radiator, understairs storage cupboard housing the fuse box, part tiled walls, obscure UPVC double glazed door leading to the rear garden with cat flap, light grey wood effect vinyl flooring.

### **SITTING ROOM/DINING ROOM**

UPVC double glazed window to the front, radiator, fireplace, the dining area has radiator, UPVC double glazed sliding doors to the conservatory.

### **CONSERVATORY**

UPVC double glazed windows surround with top openings, pitch glass roof, privacy side panel, power sockets, UPVC double glazed sliding doors to the rear garden.

### **FIRST FLOOR LANDING**

Hatch to loft space, cupboard which houses the Worcester gas boiler and shelving.

### **SHOWER ROOM/WC**

Walk in shower with hand held attachment and rain shower over, vanity wash hand basin with cupboard under, close coupled WC, fully tiled walls and floor, chrome electric heated towel radiator, obscure UPVC double glazed window to the rear.

### **BEDROOM TWO**

UPVC double glazed window overlooking the rear garden, radiator, built in wardrobe with sliding doors with shelving and hanging rail.

### **BEDROOM ONE**

Two UPVC double glazed windows to front, radiator, built in mirror fronted wardrobes with shelving and hanging rail.

### **REAR GARDEN**

Sunny rear garden with patio leading to an area of lawn and is enclosed by panel fencing, gate to rear access.

### **OUTSIDE TO FRONT**

Off road parking for two vehicles

### **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.

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

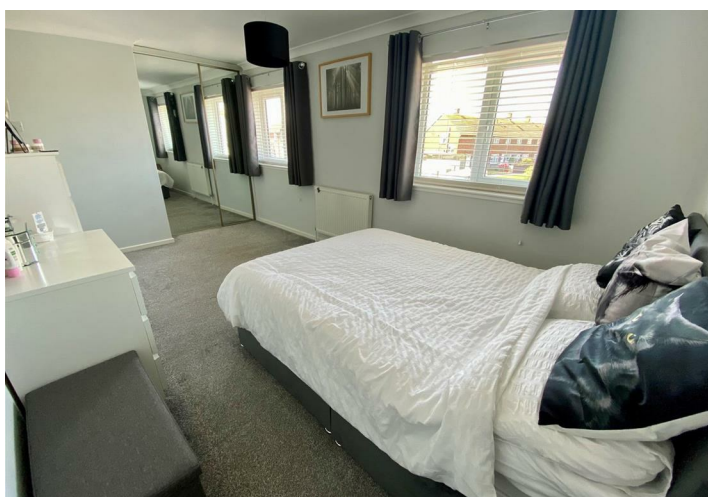
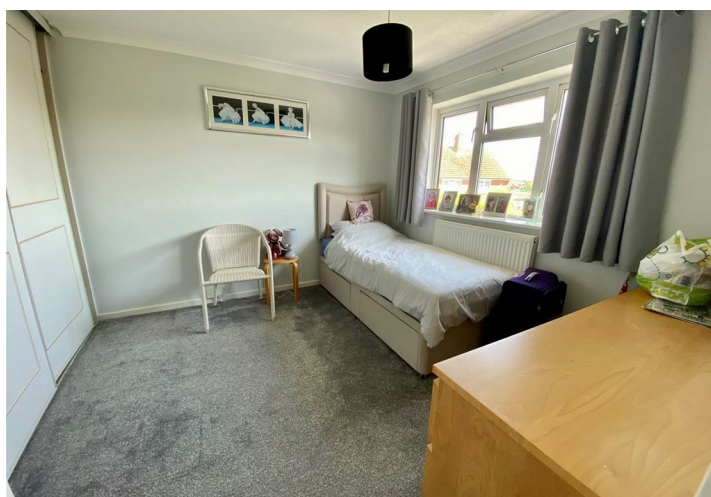
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### **COUNCIL TAX BAND:**

Council Tax Band - B

### **VIEWING ARRANGEMENTS**

All appointments are to be made through TAYLOR ENGLE.



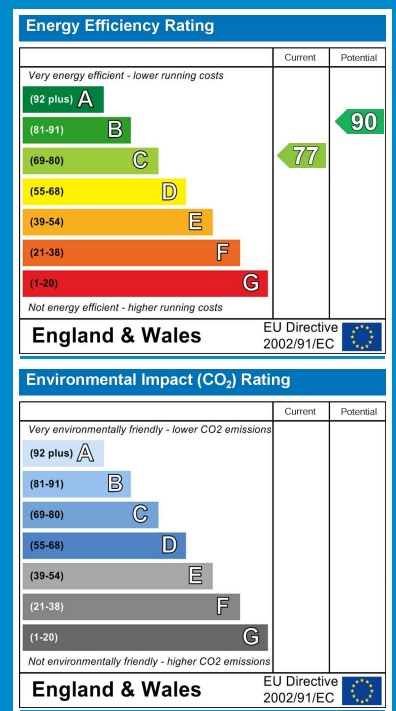
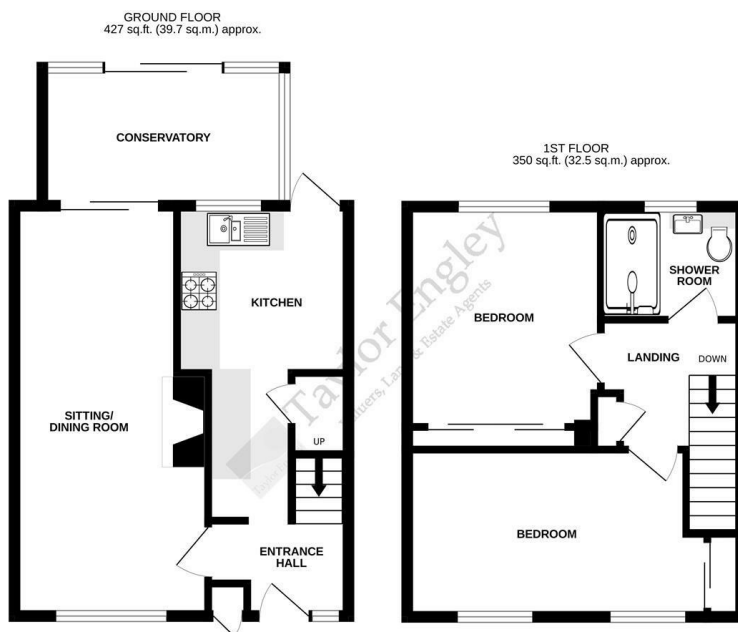












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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