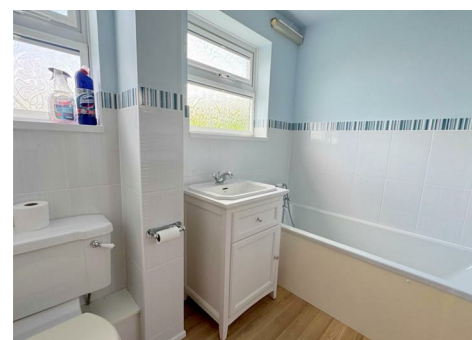
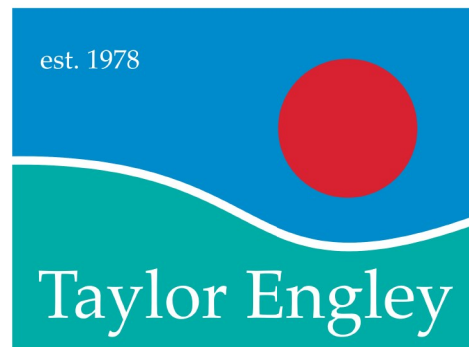


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76 Tolkien Road, Langney, Eastbourne, East Sussex, BN23 7AQ
Guide Price £300,000 Freehold

An excellent opportunity to purchase this well presented TWO BEDROOMED SEMI-DETACHED BUNGALOW, in this favoured Langney area of Eastbourne. The property benefits from sealed unit double glazing, gas fired central heating, modern fitted kitchen, modern bathroom and is considered to be in good decorative order throughout. Additionally, the property offers an on-site garage with driveway parking and gardens to front, side and rear.



The property is conveniently located within close proximity to local shops and amenities in the nearby Langney Shopping Centre whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** HALL * LIVING ROOM * RE-FITTED KITCHEN * TWO BEDROOMS * RE-FITTED BATHROOM * ON-SITE GARAGE * DRIVEWAY PARKING * GARDENS TO FRONT, SIDE AND REAR * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * VACANT POSSESSION OFFERED ***



The accommodation

Comprises:

Open Porch

With double glazed front door opening to:

Entrance Hall

Radiator, hatch to loft housing combination boiler for the provision of gas fired central heating and domestic hot water, fuse box, thermostat, storage cupboard, airing cupboard with slatted shelving, radiator and Honeywell controller.

Living Room

16'10 x 10'8 (5.13m x 3.25m)

Upvc windows to rear, radiator, television point.

Kitchen

9'7 x 6'10 (2.92m x 2.08m)

Modern fitted range of matching grey eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, slot-in for cooker, part tiled walls.

Bedroom 1

13'9 x 10'9 (4.19m x 3.28m)

Upvc windows to front, radiator.

Bedroom 2

9'8 x 8'7 (2.95m x 2.62m)

Upvc windows to front, radiator.

Bathroom

8' x 5'6 (2.44m x 1.68m)

Re-fitted white suite comprising panelled bath with chrome mixer tap with shower attachment over, vanity wash hand basin with chrome mixer tap, low level wc, chrome heated towel rail, half tiled walls in complimentary tiling, mirrored medicine cabinet.

Outside

Garage

With up and over door, power and light.

Driveway Parking

For several vehicles.

Gardens

Being a particular feature of the property with gardens to front, side and rear, low maintenance artificial lawn to front, side and rear interspersed with shrub borders, summerhouse, timber shed, pathway to front door.

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:

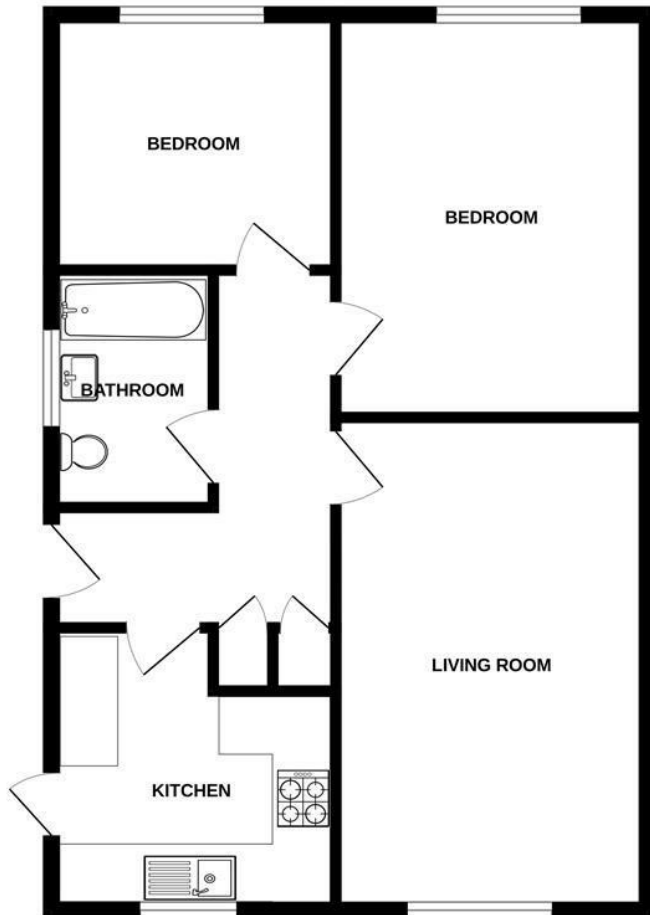
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

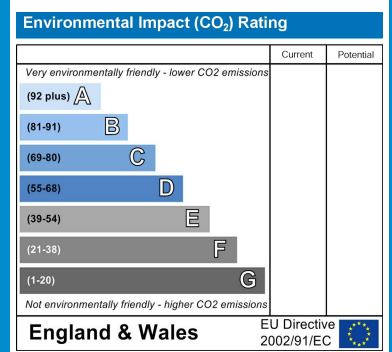
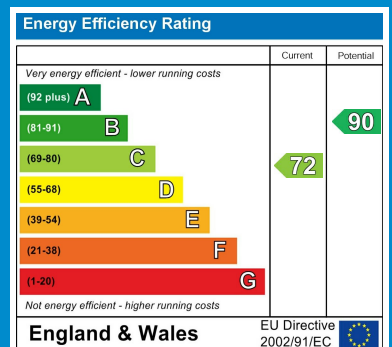


GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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