

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



2 Keats Walk, Langney, Eastbourne, East Sussex, BN23 7PZ

Price Guide £315,000 Freehold

PRICE GUIDE £315,000 ** RARE FIND ** EXCEPTIONAL OPPORTUNITY ** DOUBLE SIZE CORNER PLOT WITH POTENTIAL TO EXTEND (subject to the usual planning consents) ** GARAGE AND PARKING FOR MULTIPLE VEHICLES INCLUDING CARAVAN OR MOTORHOME ** The current occupier has invested and improved throughout this home with great attention to detail. Every corner reflects a commitment to quality and care, ensuring a welcoming and comfortable 'ready to move in' ambience. With the desirable location of this property, residents can enjoy the peaceful surroundings while being within walking distance from local amenities, schools and local buses.



Eastbourne town centre offers comprehensive shopping facilities and mainline railway station which provides routes in the directions of London, Brighton, Hastings and Ashford. Countryside walks can also be enjoyed with in the area along with the seafront, Sovereign Harbour and Pevensey Castle. In summary, this semi-detached bungalow is a rare find, offering a large plot, ample parking, and a beautifully maintained interior in a desirable location. It is a must-see for anyone looking to make their next move. EPC=C

*** TWO BEDROOM SEMI-DETACHED BUNGALOW * DOUBLE SIZE CORNER PLOT * GARAGE AND AMPLE PARKING * SITTING/DINING ROOM * BESPOKE LUXURY KITCHEN * MODERN SHOWER/BATH AND CLOAKROOM * INDIVIDUALLY DESIGNED BEDROOM * DOUBLE GLAZED THROUGHOUT * FITTED CARPETS AND FLOORING * REAR WALLED PRIVATE GARDEN * VEGETABLE PATCHES * MULTIPLE GARDEN STORAGE * GAS CENTRAL HEATING * EPC=C**



ACCOMMODATION COMPRISES

Part UPVC obscure glazed door leading into

ENTRANCE HALLWAY

Fully carpeted, radiator, hatch to loft with pull-down ladder, storage cupboard.

BEDROOM TWO

10'8 x 7'3 (3.25m x 2.21m)

Radiator, UPVC double glazed window to front, fully carpeted, ceiling light, shelving and cupboard.

SITTING/DINING ROOM

14'9 x 11'8 (4.50m x 3.56m)

Radiator, UPVC double glazed window overlooking the front, television aerial socket, fully carpeted, wall and ceiling lights.

BATHROOM/SHOWER ROOM WC

Modern fitted suite comprises: panel bath with mixer tap and hand held shower attachment, close coupled wc, vanity wash hand basin with mixer tap, vanity mirror with surround light and demist pad, heated towel radiator, enclosed double size shower with both rain and hand showers, fitted cupboards, aqua-boarding surround, obscure upvc double glazed windows to the side, inset ceiling spotlights.

BEDROOM ONE

11'5 x 9'8 (3.48m x 2.95m)

Radiator, upvc double glazed window over looking the rear garden, fully carpeted, wall lights and sockets to both sides of the bed, remote control ceiling light and fan, individually designed fitted wardrobing with copious hanging rails, shelving and soft close drawers, mirrored doors and the unusual feature of an interior concealed vanity unit with glass shelving, glass fronted drawers, fitted power/charging socket.

KITCHEN

10'5 x 7'2 (3.18m x 2.18m)

Luxury bespoke German-engineered 'Kuchen Mobil' fitted wall and base units, glass display wall cabinet, built-in fridge freezer, washing machine, dishwasher, composite one and a half bowl sink and drainer, mixer tap, concealed waste bin, inset five-ring induction hob with concealed extractor fan and electric oven under,

Viessman gas boiler, ceiling lights, under-cupboard lights and worktop feature remote-controlled lighting, wood-effect laminate flooring, UPVC double-glazed window overlooking the rear garden, part-glazed UPVC stable door.

OUTSIDE TO FRONT

Laid to level lawn, with pathway leading to side gate.

The gate leads to the side of the property, ample off-road parking, the garage, a double-size shed and a further area of garden ideal for flower or vegetable beds - or adapted as needed.

OUTSIDE TO REAR

Private enclosed sunny rear walled 'cottage-style' garden with shed and summerhouse. Pathway leads to ample off-road parking, the garage, double-size shed and further area of garden for flower or vegetable beds.

COUNCIL TAX BAND:

Council Tax Band - C - Eastbourne Borough Council

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

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

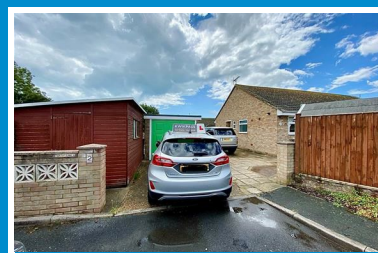
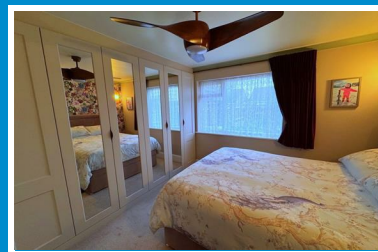
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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