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Taylor Engley



2 Buttermere Way, North Langney, Eastbourne, East Sussex, BN23 8GW

Guide Price £465,000 Freehold

An excellent opportunity to purchase this WELL PRESENTED FOUR BEDROOMED DETACHED HOME, in this favoured North Langney area of Eastbourne. The property benefits from recently re-fitted kitchen and utility room, master bedroom with en suite shower room/wc, three further bedrooms, on site garage with driveway parking low maintenance gardens to rear.



The property is conveniently located close to local shopping facilities available at nearby the Langney Shopping Centre, whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities theatres and seafront are situated approximately four miles distant.

*** ENTRANCE PORCH * HALL * GROUND FLOOR WC * LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * FOUR BEDROOMS * EN-SUITE SHOWER ROOM TO MASTER BEDROOM * FAMILY BATHROOM * GARAGE * DRIVEWAY PARKING TO FRONT * GARDENS TO FRONT SIDE AND REAR ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Spacious entrance hall.

Sitting Room

15'4 into chimney breast recess x 13'0 (4.67m into chimney breast recess x 3.96m)

With upvc leaded light windows to front and side. Minster style feature marble fireplace with inset living flame gas fire, coved ceiling, television point,

Dining Room

9'10 x 9'7 (3.00m x 2.92m)

Dual aspect windows to front and side, double radiator, French doors to rear garden, coved ceiling, telephone point.

Re-fitted Kitchen

13'3 x 9'0 (4.04m x 2.74m)

Recently re-fitted (2024) with a comprehensive range of matching eye and base level units with complimentary granite worktop services with inset butlers sink, Miele four burner stainless steel gas hob with stainless steel chimney extractor above, eye level Neff electric oven and grill, seating area. Upvc leaded light windows to rear.

Utilty Room

8'1 x 5'2 (2.46m x 1.57m)

Upvc windows to side and door to rear providing access to rear garden. Sink unit with space and plumbing for washing machine and dish washer

Cloakroom/Wc

With a white suite comprising low level wc, wash hand basin with tiled splash back, obscure upvc window to side.

Stairs rising to:

First Floor Landing

Airing cupboard with copper lagged tank, immersion switch and slatted shelving, hatch to insulated loft.

Bedroom One

13'8 x 10'2 (4.17m x 3.10m)

Upvc windows to front and side with built-in mirror fronted double wardrobes, radiator.

En Suite Shower Room/Wc

6'0 x 5'10 (1.83m x 1.78m)

With corner shower cubicle with thermostatic power shower unit over with low level easy access shower tray, vanity hand wash basin, low level wc, obscure upvc window to front, fully tiled walls, shaver point, chrome heated towel rail.

Bedroom Two

10'5 x 10'1 (3.18m x 3.07m)

Dual aspect upvc windows with far reaching downland views.

Bedroom Three

11'6 x 7'5 (3.51m x 2.26m)

With dual aspect upvc windows to rear, built-in double wardrobes, radiator.

Bedroom Four

11'0 x 8'4 (3.35m x 2.54m)

With a double glazed window to side, radiator, built-in single wardrobe

Bathroom/Wc

8'3 x 5'0 (2.51m x 1.52m)

With a white suite comprising enamelled panelled bath with chrome mixers and shower attachment over, low level wc, pedestal hand wash basin with chrome mixer taps, upvc obscure window to side, heated towel rail

Garage

17'10 x 8'2 (5.44m x 2.49m)

With electric up and over door, power and light. Parking for two vehicles on the drive.

Gardens to Rear

With an elevated spacious terraced area leading to an area principally laid to artificial lawn. Shrubs and trees are interspersed throughout with close boarded fencing sides and rear, conifer trees to side.

COUNCIL TAX BAND:

Council Tax Band - 'E' 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:

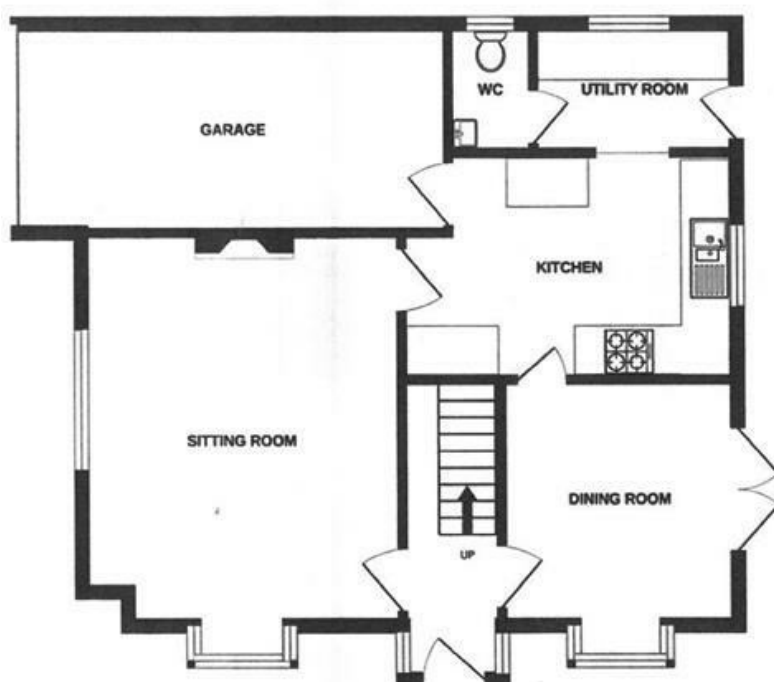
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

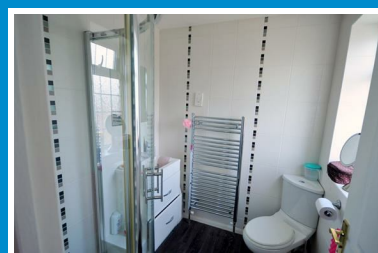
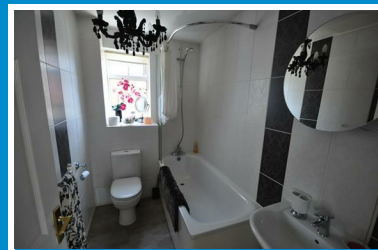


1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 (CO₂) 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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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