

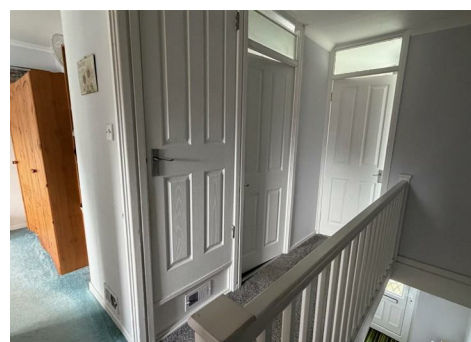
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Taylor Engley



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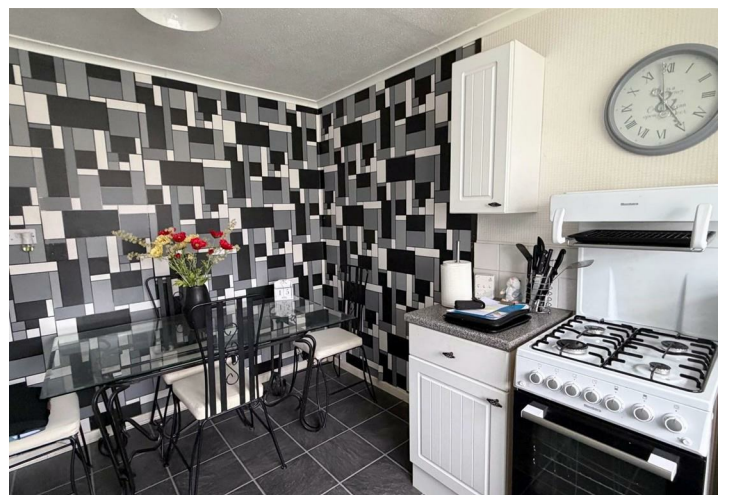
Guide Price £265,000 Freehold

An opportunity has arisen to acquire this **THREE BEDROOMED SEMI DETACHED HOUSE** located in the popular Langney area of Eastbourne. The property is considered to be ideal for first time buyers and has the benefit of gas fired warm air heating. Features include modern kitchen and bathroom, upvc double glazing, garage to rear with access from rear garden and is considered in good decorative order throughout. Local shops are available at the nearby Langney Shopping Centre whilst Eastbourne's town centre with its mainline railway station amenities are approximately four miles distant.



Discover this beautifully presented three-bedroom semi-detached house, ideally situated in a peaceful cul-de-sac within this desirable Langney area. This home offers a blend of modern living and convenient access to local amenities, including shops, bus routes, and schools, making it an excellent choice for a comfortable lifestyle.

**ENTRANCE HALL * LIVING ROOM * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS *
BATHROOM/WC * GARAGE IN BLOCK * GARDENS TO FRONT AND REAR * UPVC DOUBLE
GLAZED 8 GAS WARM AIR CENTRALLY HEATED * INTERNAL INSPECION HIGHLY RECOMMENDED
* VENDOR IS SUITED ***



The accommodation

Comprises:

ENTRANCE HALL

Two warm air vents, wall mounted central heating thermostat

LIVING ROOM

15'6 x 12'9 (4.72m x 3.89m)

With upvc windows to rear, television point, warm air vent, telephone point, door providing access to rear garden

KITCHEN/DINING ROOM

12'5 x 9'2 (3.78m x 2.79m)

With a comprehensive range of matching eye and base level units with complimentary worktop surfaces over with inset single drainer stainless steel sink unit with chrome taps. Floor standing gas warm air boiler for the provision of gas central heating, space for washing machine and slot in cooker, space for fridge freezer

LANDING

Hatch to insulated and part boarded loft with retractable ladder, warm air vent. Airing cupboard with copper lagged tank, immersion switch for domestic hot water, and slatted shelving

Stairs from hallway to first floor landing

BEDROOM ONE

12'11 x 8'9 (3.94m x 2.67m)

With upvc windows to rear, warm air vent

BEDROOM TWO

11'1 x 9'6 (3.38m x 2.90m)

With upvc windows to front with far reaching views towards the South Downs, warm air vent

BEDROOM THREE

8'0 x 6'7 (2.44m x 2.01m)

With upvc windows to rear. (Currently used as a study)

BATHROOM/WC

With a modern white suite comprising panelled bath

with chrome taps and electric Triton shower attachment over, low level wc, pedestal hand wash basin , obscure upvc windows to front

OUTSIDE

GARAGE IN BLOCK

16'8 x 8'2 maximum (5.08m x 2.49m maximum)

Situated immediately to the rear of the property with up and over door, personal access door from rear garden

GARDENS TO FRONT

Principally laid to lawn with pathway to front door, gated access to rear garden

SECLUDED GARDENS TO REAR

Low maintenance gardens to rear with natural lawn interspersed with mature shrubs to sides, access door to garage at the rear of the garden

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - 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.

OPENING HOURS

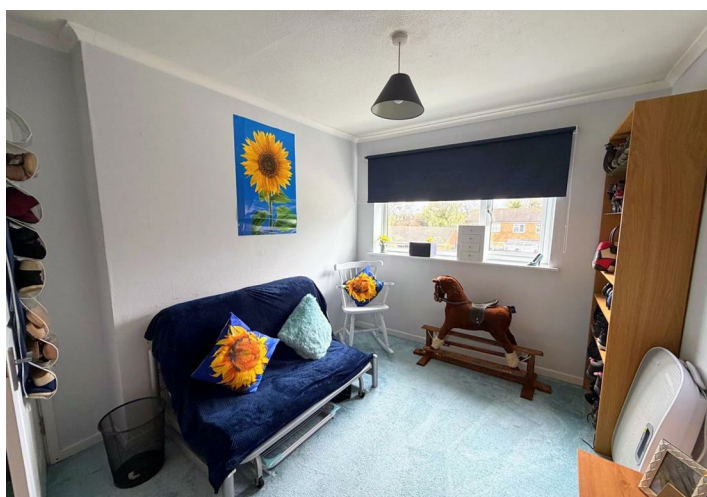
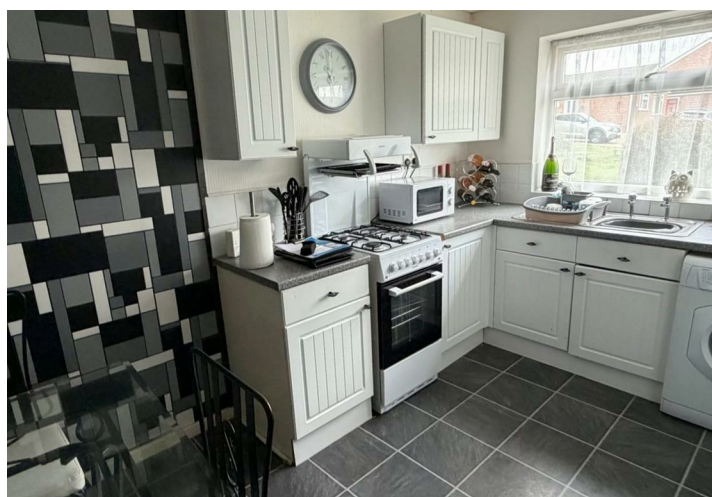
We are open:-

8:45am - 5:45pm weekdays

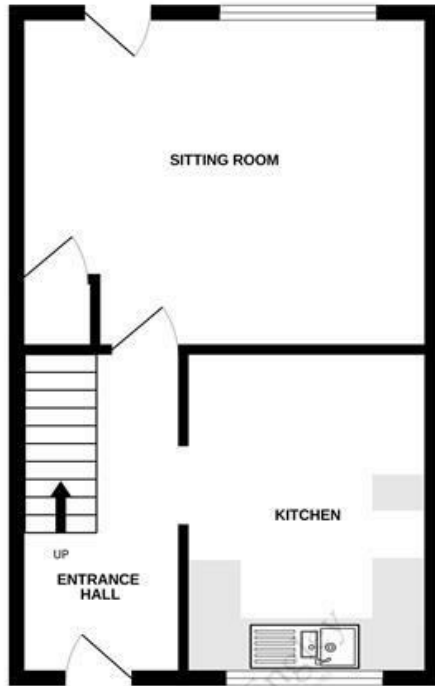
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

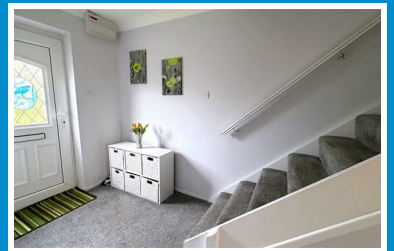
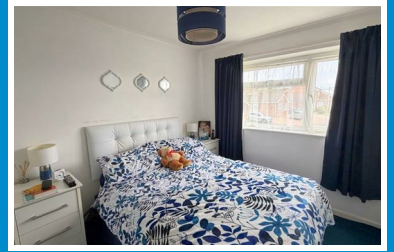


1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80
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

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.