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Taylor Engley



Lowlands, 47 Friday Street, Eastbourne, East Sussex, BN23 8AR
Asking Price £250,000 Freehold

An opportunity arises to acquire this TWO BEDROOM MID TERRACE HOME, located in the popular North Langney area of Eastbourne. The property is set well back from the road and features a spacious front garden and ample off road parking. The property benefits from gas fired central heating with a new boiler installed in February 2026, and is offered to the market chain free. EPC = D.



The property is located on the popular Friday Street within the North Langney area being approximately half a mile distant of local shops at the Langney Shopping Centre. Bus services pass along Friday Street and Eastbourne's town centre which offers a comprehensive range of shopping facilities and the mainline railway station is approximately four and a half miles distant.

*** POPULAR NORTH LANGNEY LOCATION * SET WELL BACK FROM THE ROAD * AMPLE OFF ROAD PARKING * SITTING/DINING ROOM * KITCHEN * TWO BEDROOMS * SPACIOUS BATHROOM WITH BATH AND SHOWER * GAS FIRED CENTRAL HEATING WITH NEW BOILER FEBRUARY 2026 * GOOD SIZE FRONT GARDEN AND COURTYARD TO REAR * CONVENIENT LOCATION FOR LOCAL SHOPS AND BUS SERVICES * CHAIN FREE ***



The accommodation

Comprises:

Front door to:

Entrance Vestibule

With Choring matting and part glazed door opening to:

Hall

Radiator, door to:

Sitting Room/Dining Room

22'9 max x 10'11 (6.93m max x 3.33m)
(Maximum measurements include depth of chimney breast, 22'9 max into bay x 10'11 widening to 11'7 in dining area)

Sitting Room Area

Brick fireplace and hearth, adjacent shelving, bay window with outlook to front.

Dining Area

Fireplace, with fitted cabinet into fireplace recess, adjacent shelving and seat, radiator, understairs storage cupboard, housing electric meter, outlook to rear.

Kitchen

11'3 x 9'7 (3.43m x 2.92m)
(Maximum measurements include depth of fitted units).
Range of base and wall mounted cupboards, work surface with inset single drainer one and a half bowl sink unit, under counter electric oven, gas hob with extractor fan over, space and plumbing for washing machine, wall mounted Glow Worm gas fired boiler installed February 2026, window and door to side, wide opening to:

Rear Extension

6'6 x 6'2 (1.98m x 1.88m)
Potential for use as a utility room, radiator, light and power, double aspect.

Stairs from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

12'10 x 12'2 (3.91m x 3.71m)
(12'10 to cupboard front x 12'2 max into bay, measurements include depth of chimney breast)
Range of fitted wardrobe cupboards, wall mounted cupboards, dressing table, built-in cupboard, radiator, bay window with outlook to front.

Bedroom 2

10'5 x 8'10 (3.18m x 2.69m)
Radiator, outlook to rear.

Bathroom

Spacious bathroom comprises: corner bath, separate shower cubicle, pedestal wash hand basin, low level w/c, radiator, part tiled walls, airing cupboard housing cylinder, window to rear.

Front Garden

Considered to be a feature of the property, being level and of a good size, paved and lawned areas, outside light outside tap.

Off Road Parking

Ample off road parking located adjacent to the front garden area.

Rear Garden

Patio style courtyard style garden to rear, timber shed.

COUNCIL TAX BAND:

Council Tax Band - 'B' 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:

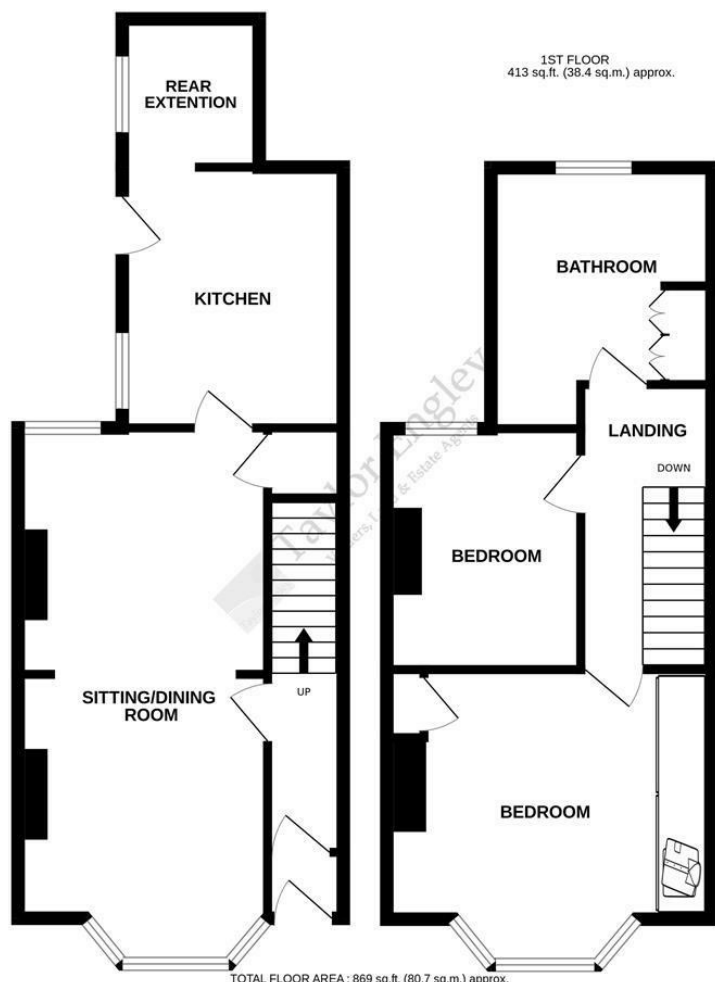
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.

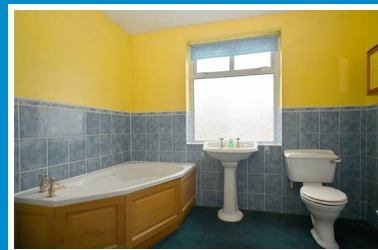


GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



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		
	58	72
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.

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