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Taylor Engley



17 Nightingale Close, Langney, Eastbourne, East Sussex, BN23 7RH

Price £260,000 Freehold

**** CHAIN FREE ** SOUGHT AFTER LOCATION ** Favoured location within the Birds Estate within easy walking distance to Langley Shopping Centre and local bus routes. Two bedroom semi detached bungalow with private rear garden, off road parking and single garage, good size sitting/dining room, kitchen and wet room. Other benefits include double glazing and gas central heating EPC - D**



*** CHAIN FREE * SEMI-DETACHED BUNGALOW * TWO BEDROOMS * SITTING/DINING ROOM * KITCHEN * CONSERVATORY * WET ROOM/WC * DRIVEWAY PARKING * SINGLE GARAGE * REAR GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED * EPC C**



ACCOMMODATION COMPRISES

Part obscure double glazed entrance door leading into

ENTRANCE PORCH

7'10" x 6'3" (2.4 x 1.93)

Obscure double glazed window to front with top openings, radiator, power socket, telephone point, cupboard housing gas meter with shelving and light, obscured glazed window and door leading into

SITTING/DINING ROOM

19'8" x 10'7" widening to 14'0" (5.995 x 3.246 widening to 4.286)

Sitting area has radiator, television aerial socket, fireplace with wood surround mantle and hearth, dining area has shelving, radiator, telephone socket, double glazed French doors leading to

CONSERVATORY

22'0" x 6'5" (6.71 x 1.974)

Power socket, polycarbonate roof, double glazed window surround, power sockets, wall mounted light sliding double glazed door to the rear garden.

INNER HALWAY

Hatch to loft space, telephone socket, radiator. wall mounted thermostat control

BEDROOM ONE

11'3" x 11'8" (3.434 x 3.575)

Radiator, double glazed window to front, power sockets, built in sliding wardrobes with hanging rail and storage shelves, wall light.

BEDROOM TWO

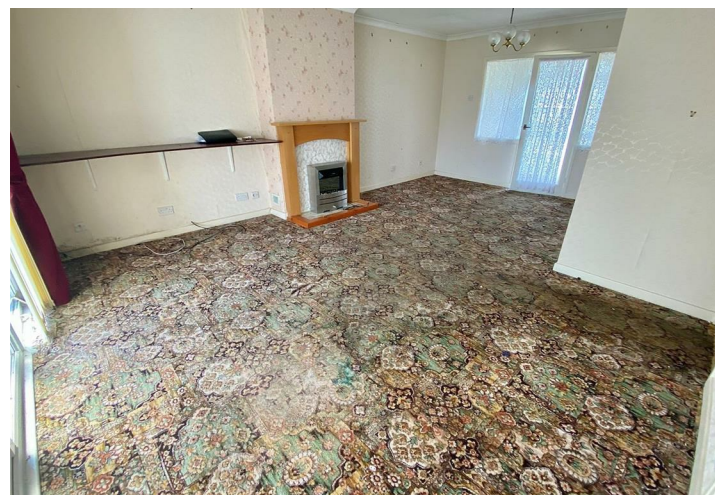
11'9" x 7'4" (3.598 x 2.252)

Radiator, double glazed window to front, wall light, .

KITCHEN

10'1" x 7'5" (3.082 x 2.262)

Wall and base units incorporating cupboards and drawers, stainless steel sink unit and drainer with chrome mixer tap, ample work top space, partly tiled, spaces for gas cooker, washing machine and under counter fridge, double glazed window to the conservatory, double glazed door leading to the conservatory.



WET ROOM/WC

10'8" x 4'10" (3.253 x 1.484)

Low level flush wc, pedestal wash hand basin, Mira shower with shower seat, partly tiled, extractor fan, obscure double glazed window to the rear, radiator, cupboard housing the Vaillant gas boiler and shelving.

OUTSIDE TO FRONT

Area of lawn, pathway leading to the front door, gate leading to covered passageway with personal door to the rear garden, driveway parking, single garage with up and over door with power, shelving and fuse box. Part glazed personal door to the rear garden.

OUTSIDE TO REAR

Patio garden enclosed with close board panel fencing.

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 - C

FOR CLARIFICATION

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.

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.

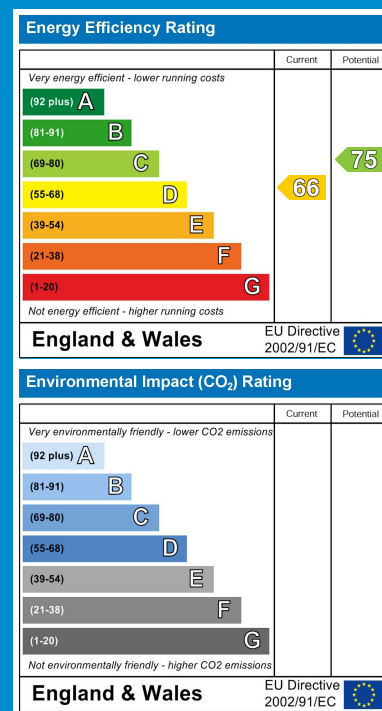
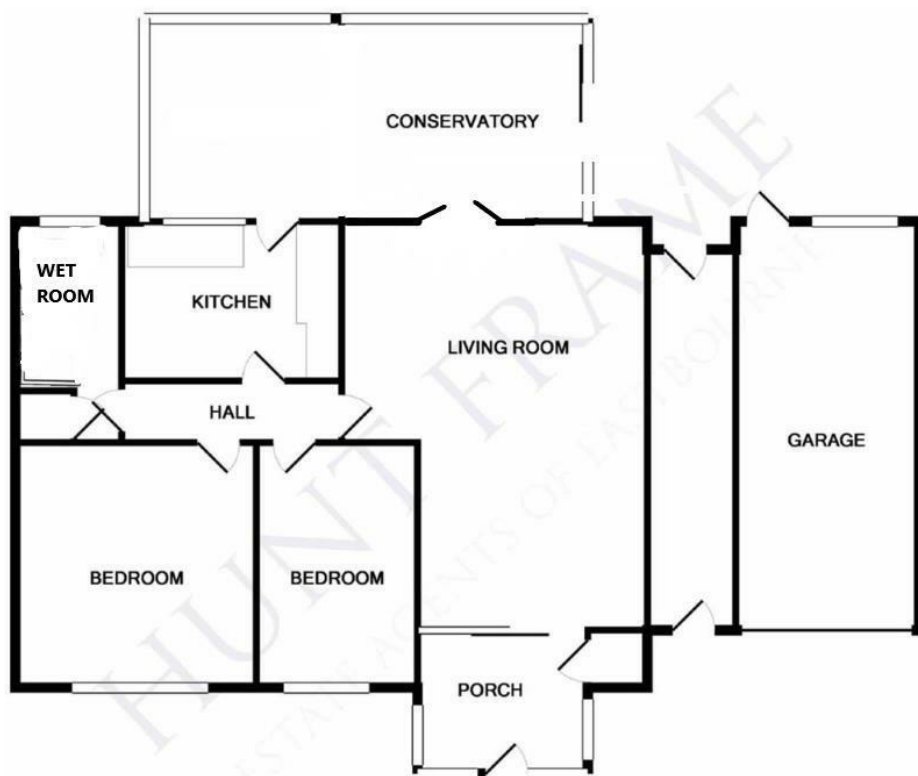
VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLE.









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.

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