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est. 1978



Taylor Engley



2 Barrie Close, Langney, Eastbourne, BN23 7QZ

Price £269,950 Freehold

*** CHAIN FREE * A two bedroom semi detached bungalow located in a popular cul-de-sac location, being within close proximity to local shops and amenities. The bungalow is set in attractive gardens to front and rear and benefits from gas fired central heating (with a new boiler installed a couple of years ago), sealed unit double glazing, a spacious driveway and a garage with electric door to front.**

EPC = D



*** ENTRANCE PORCH * HALLWAY * LIVING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM *
GARAGE & DRIVEWAY * GARDENS TO FRONT & REAR ***

**We have been advised that the boiler and the fuseboard were replaced a couple of years ago. Spray
foam insulation is fitted in the roof space.**



ENTRANCE PORCH

Door to:

HALLWAY

Radiator, wood laminate flooring, hatch to loft space (the boiler is located in the loft space), there is spray foam loft insulation.

LIVING ROOM

15'5 x 12'3 (4.70m x 3.73m)

Large window overlooking the rear garden, radiator.

KITCHEN

12'3 x 7'8 (3.73m x 2.34m)

Fitted with a range of cupboards and drawers, worksurfaces, built-in Zanussi electric oven, built-in Bosch gas hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, radiator, window with outlook over the rear garden, door to garden.

BEDROOM ONE

12'4 x 10'9 (3.76m x 3.28m)

Radiator, window with outlook to front.

BEDROOM TWO

9'7 x 8'3 (2.92m x 2.51m)

Window with outlook to front, radiator.

BATHROOM

White suite comprising low level WC, washbasin, bath, shower cubicle, radiator, two windows to side, built-in cupboard.

GARAGE & DRIVEWAY

Driveway leading to the garage, with electric door to front.

GARDEN

Gardens to front and rear, mainly laid to lawn. The rear garden has a patio area, is southerly facing, has a timber shed, outside tap, mature shrubs and trees and a gate to side.

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.

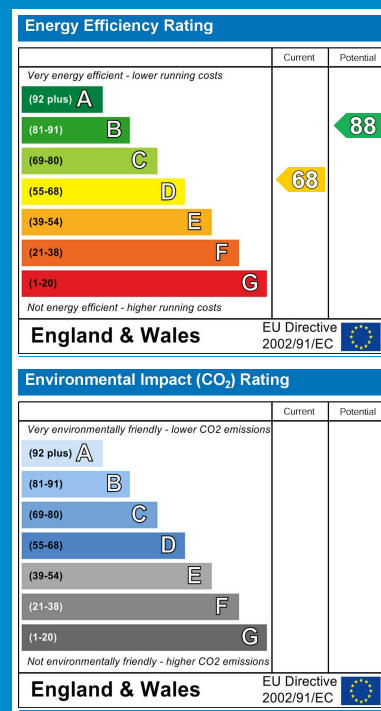
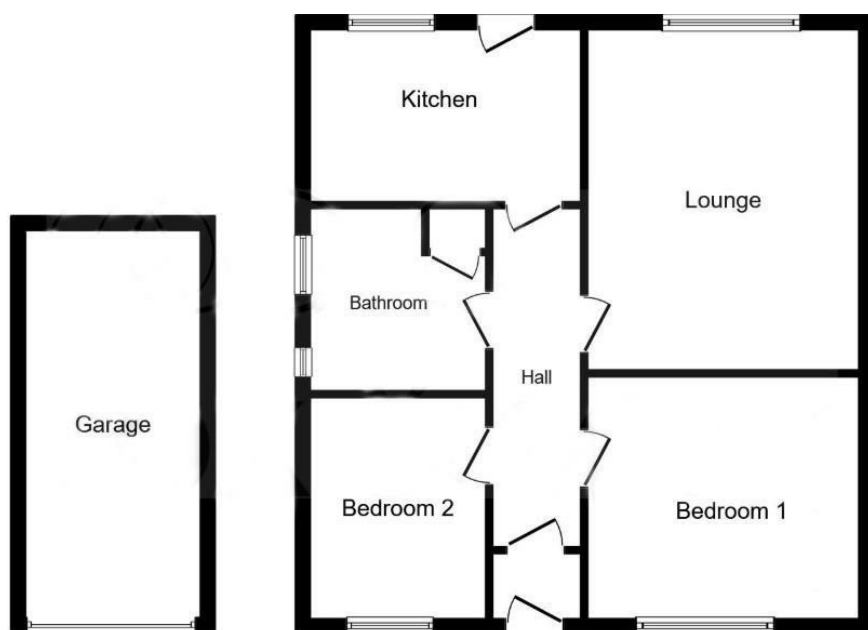
FOR CLARIFICATION:

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 ENGLEY.





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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