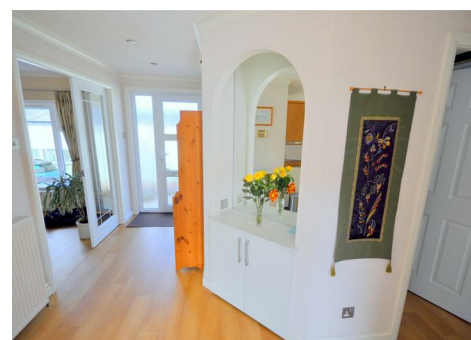
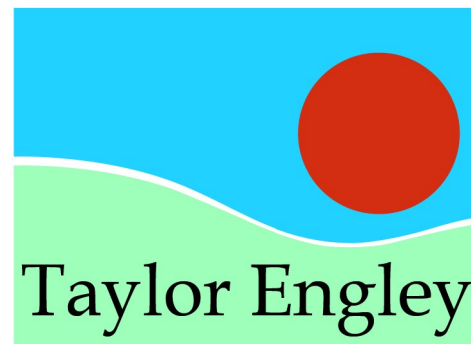


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40, Eastbourne Heights Oak Tree Lane, Langney, Eastbourne, East Sussex, BN23 8FB
Guide Price £245,000 Freehold

An excellent opportunity arises to acquire this well presented and DECEPTIVELY SPACIOUS TWO BEDROOMED DETACHED PARK HOME occupying an enviable position in Eastbourne Heights. The property offers upvc double glazing, gas fired central heating, luxury fitted kitchen, separate dining room, spacious sitting room with open aspect views towards the South Downs. Additionally the property offers a cloakroom with modern wet room/wc, dual aspect master bedroom with direct access to rear garden, off road parking to front and large south west facing sun terrace.



The property is conveniently located within close proximity to local shops, bus services, doctors surgery and scenic walks. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * LIVING ROOM * MODERN FITTED KITCHEN * DINING ROOM * TWO DOUBLE BEDROOMS * WET ROOM/WC * CLOAKROOM/WC * DRIVEWAY PARKING FOR ONE VEHICLE * SUN TERRACE TO FRONT * LOW MAINTENANCE GARDENS TO SIDE AND REAR ***



The accommodation

Comprises:

Double glazed front door opening to:

Hall

External double glazed door to side garden, hatch to loft.

Cloakroom/wc

Vanity wash hand basin with chrome fittings, low level wc, obscure upvc window to side, radiator, coved ceiling.

Living Room

19'8 x 12'7 (5.99m x 3.84m)

Two sets of upvc French doors opening to front, far reaching viewing over the communal greensward towards the South Downs, feature fireplace surround with electric fire, upvc windows to side, television point, radiator.

Dining Room

11'1 x 9'1 (3.38m x 2.77m)

Upvc windows to side, wood strip flooring, television point, double casements doors to living room.

Kitchen

14'6 x 9'4 (4.42m x 2.84m)

Comprehensive range of matching eye and base level units with inset single drainer stainless steel sink unit with mixer tap, Quartz work top surfaces, concealed Glow Worm Energy 25c combination boiler for the provision of gas fired central heating and domestic hot water, integrated Neff stainless steel oven and multi function microwave, four burner Neff electric hob with stainless steel extractor over, ceramic tiled flooring, part tiled walls, radiator, coved ceiling, plumbing for washing machine, full size integrated fridge and freezer, LED spotlights.

Bedroom 1

12'7 x 11' (3.84m x 3.35m)

Upvc windows to side and rear - the rear having access to rear garden, built-in bridging unit, door to walk-in spacious wardrobe, bedside cabinets.

Bedroom 2

9'4 x 7'3 (2.84m x 2.21m)

Upvc windows to side, radiator, built-in mirror fronted wardrobes, radiator.

Wet Room/wc

7'8 x 6' (2.34m x 1.83m)

Mira Sport electric shower, chrome heated towel rail, wall

mounted wash hand basin with chrome fittings, obscure window to side, fully tiled walls.

Outside

Being a particular feature of the property with large sun terraced area being westerly facing Approximately 20' (6.10m) x 13' (4.11m) with galvanised fencing to sides and rear, gated access. Additional gardens to side with raised flower borders and shrubs, artificial lawned area, storage shed, outside water tap.

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council - currently £1,829.16 until March 2024.

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.

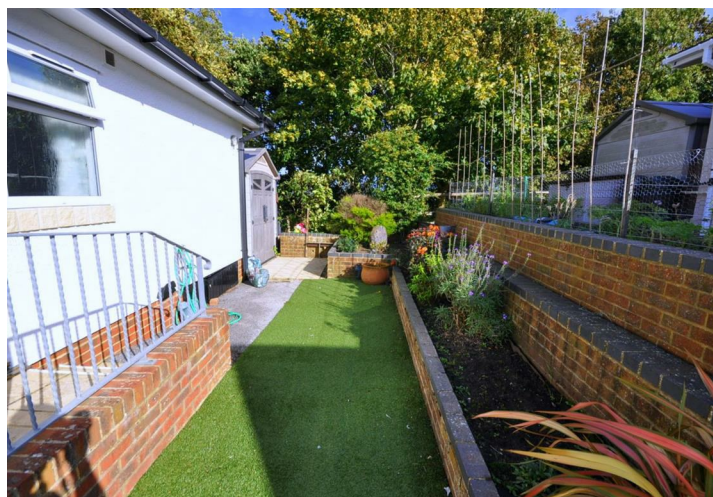
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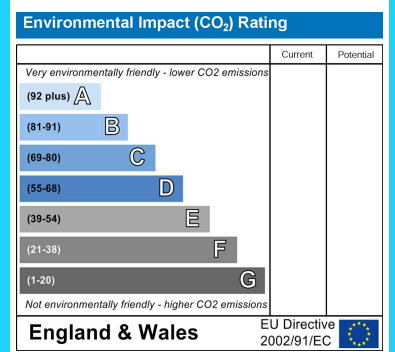
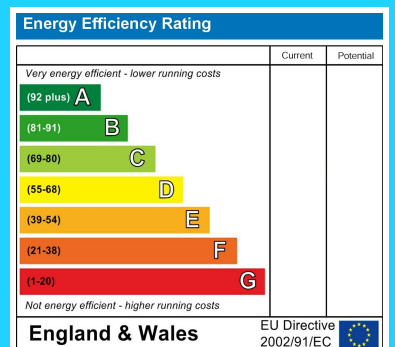
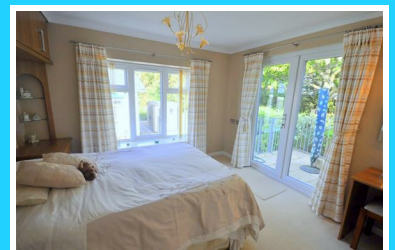
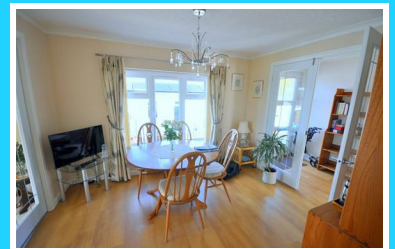
Our vendor advises that

Property is for the over 45's, no children, pets are allowed. there is a Residents Association and each property comes with a 10 year Gold Shield Warranty.

Please note that the site fee is (currently £225.95 per month) subject to review every January in line with the Retail Price Index. Water Billed by Park Owner, Electricity is billed by Park Owner and Mains Gas Billed directly from Supplier

Buyers to be advised that there is an Estate Charge (Starglade Parks) of 10% on the sale of any Park home in this development if you need further advise please do not hesitate to contact ourselves.





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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