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<u>17 Coleridge Walk, Langney, Eastbourne, East Sussex, BN23 7QJ</u>
<u>Asking Price £289,000 Freehold</u>

An excellent opportunity has arisen to acquire this TWO DOUBLE BEDROOMED SEMI DETACHED BUNGALOW OCCUPYING A LEVEL PLOT, in the popular Langney area of Eastbourne. The property benefits from gas fired central heating, sealed unit double glazing and is offered with re-fitted kitchen and bathroom, on site garage with additional parking attractive lawned gardens to rear. The property is ideally located being within close proximity to local shops in nearby Langney Shopping Centre.



Bus services serve the local area and local shops can be found at the Langney Shopping Centre, which is approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

*** ENTRANCE HALL * SITTING/DINING ROOM * RE-FITTED KITCHEN * CONSERVATORY * TWO DOUBLE BEDROOMS * RE-FITTED SHOWER ROOM/WC * ON-SITE GARAGE WITH ADJACENT PARKING * GARDENS TO FRONT AND REAR * INTERNAL INSPECTION HIGHLY RECOMMENDED ***





ENTRANCE HALL
Double glazed front door to entrance hall.

LOUNGE/DINING ROOM
17'8 x 10'10 (5.38m x 3.30m)
With upvc windows to front, feature fireplace surround, radiator, television point and coved ceiling. Dining area to the rear of the room.

RE-FITTED KITCHEN
10'0 x 9'8 (3.05m x 2.95m)
Re-fitted with a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer sink unit with chrome mixer taps.. Four burner stainless steel gas hob with chimney extractor above and adjacent oven and grill. Space and plumbing for washing machine and fridge freezer, part tiled walls in complimentary tiling with upvc windows to side and rear with rear door access to conservatory.

CONSERVATORY
18'6 x 7'5 (5.64m x 2.26m)
With polycarbonate thermal roofing being part brick and upvc construction with external doors to rear.

BEDROOM ONE
12'5 x 9'0 (3.78m x 2.74m)
With upvc windows to rear with radiator, coved ceiling.

BEDROOM TWO
10' x 8'2 (3.05m x 2.49m)
Upvc windows to front, radiator, televisions point , coved ceiling

SHOWER ROOM/WC
With a white suite comprising spacious shower cubicle with thermostatic shower unit over, hand wash basin with low level wc, fully tiled walls with complimentary floor tiling, upvc obscure windows to side.

ON SITE GARAGE
With power and light with up and over door.

ADJACENT PARKING
For two vehicles with EV power point to the side

FRONT GARDEN
Principally laid to lawn with pathway to front door.

REAR GARDEN
Principally laid to lawn with elevated decking to side with close boarded fencing to sides and rear.

COUNCIL TAX BAND:
Council Tax Band - 'C' 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 ENGLEY.







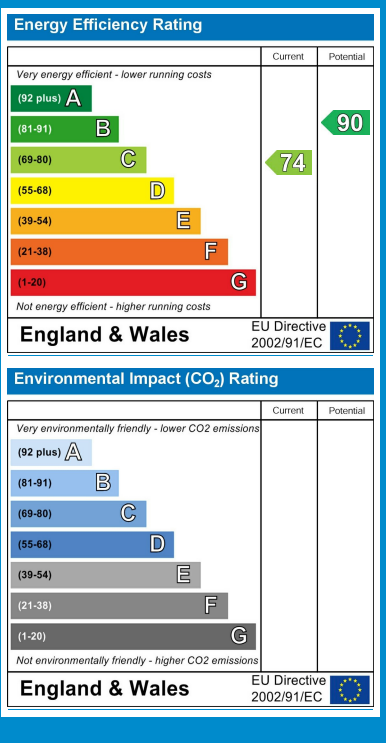




Ground Floor



Garage



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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