

Valuers, Land & Estate Agents

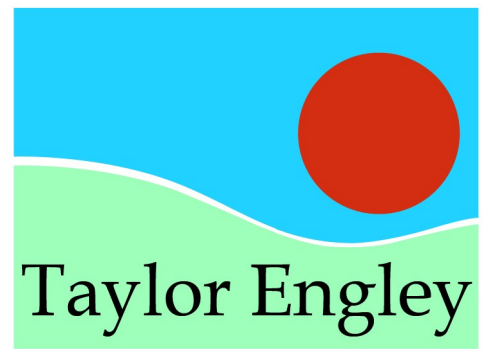
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15 Peyton Close, Langney Point, Eastbourne, East Sussex, BN23 6AF

Guide Price £320,000 Freehold

An opportunity arises to acquire this THREE BEDROOMED DETACHED HOME located in the popular Langney point area of Eastbourne. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a spacious living room, fitted kitchen, three bedrooms, a garage and driveway parking.



The property occupies a level location in the popular Langney Point area. Local shops can be found in Beatty Road and bus services pass along the nearby Ramsey Way. The beach is approximately half a mile distant whilst Eastbourne's recently re-developed town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant.

*** DETACHED HOME IN POPULAR LANGNEY POINT LOCATION * SPACIOUS LIVING ROOM * FITTED KITCHEN * THREE BEDROOMS * BATHROOM * DRIVEWAY PARKING * GARAGE * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Door opening to shallow entrance porch. Front door opening to:

Hall

Laminate style flooring, radiator.

Living Room

15'5 max reducing to 12' x 14'7 max (4.70m max reducing to 3.66m x 4.45m max)
Mock fireplace with fitted electric fire, two radiators, laminate style flooring, patio door opening to rear garden.

Fitted Kitchen

11'1 x 8'8 (3.38m x 2.64m)
(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Whirlpool electric oven, Whirlpool four burner gas hob with extractor fan over, space and plumbing for washing machine, matching storage cupboard unit, space for fridge/freezer with all mounted cupboard over, Worcester wall mounted gas fired boiler, outlook to front.

Stairs rising from hall to:

First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

Bedroom 1

13'1 x 8'6 + door recess (3.99m x 2.59m + door recess)
Radiator, outlook to front.

Bedroom 2

12'9 max x 8' max reducing to 6'6 (3.89m max x 2.44m max reducing to 1.98m)
Radiator, outlook to rear.



Bedroom 3

7'2 x 6'9 (2.18m x 2.06m)
Radiator, outlook to side.

Bathroom

Bath with mixer tap and Mira shower unit over, shower screen, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, shaver point, two windows to side.

Outside

Garage

17' x 8'4 max (5.18m x 2.54m max)
(17' from up and over door to rear door x 8'4 max including depth of internal pillars)

Pitched roof, light and power, up and over door to front, further door to rear.

Front Garden

Being paved and having border with various shrubs and outside tap.

Rear Garden

Mainly paved with mature trees and borders having various shrubs, timber shed, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council currently £2,113.12 until March 2022.

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.

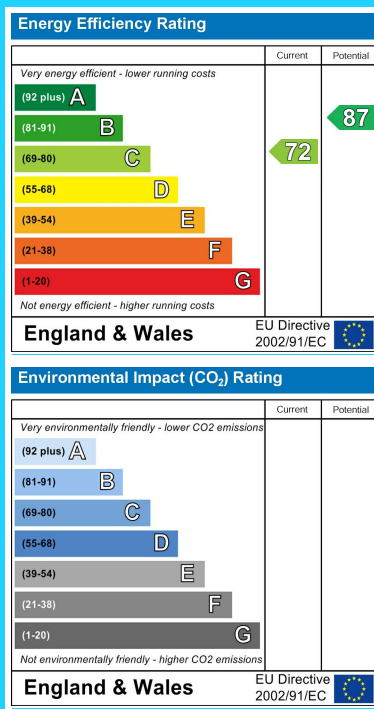


Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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