

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



26 Marsden Road, Langney, Eastbourne, East Sussex, BN23 7ED
Asking Price £265,000 Freehold

An opportunity arises to acquire this well presented TWO BEDROOMED MID TERRACED HOME, located in the popular Langney area of Eastbourne. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a 21'1 sitting/dining room, spacious fitted kitchen/breakfast room, conservatory, off road parking for two cars and a rear garden that enjoys a south easterly aspect. Internal viewing is highly recommended.



The property occupies a convenient location in the popular Langney area, being approximately half a mile distant from local shops at the Langney Shopping Centre. Schools for most age groups can be found within the Langney district and bus services bus along the nearby Langney Rise. Further shopping facilities and a selection of bars and restaurants can be found in the Sovereign Harbour district which is approximately one mile distant. Eastbourne town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately three miles distant.

*** POPULAR LANGNEY LOCATION * KITCHEN/BREAKFAST ROOM * SITTING/DINING ROOM * CONSERVATORY * TWO DOUBLE BEDROOMS * SHOWER ROOM/WC * REAR GARDEN WITH SOUTH EASTERLY * TWO OFF ROAD PARKING SPACES TO THE FRONT * DOUBLE GLAZED * GAS CENTRAL HEATING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator.

Sitting/Dining Room

21'1 max x 8'7 (6.43m max x 2.62m)

(8'7 widening to 10'2 max)

Two radiators, through room with outlook to front and patio door to rear opening to:

Conservatory

12'7 max x 7'4 max (3.84m max x 2.24m max)

Glazed roof, outlook over rear gardens and doors opening to rear garden.

Kitchen/Breakfast Room

16'3 x 9 max (4.95m x 2.74m max)

(9' max reducing to 4'6)

Comprises single drainer one and a half bowl sink unit with mixer tap, worksurface and tiled splash back, range of base and wall mounted cupboards, space and plumbing for washing machine, undercounter electric oven four burner gas hob with extractor fan over, radiator, understairs storage cupboard housing electric meter, window and door to rear.

Stairs rising from hall to:

First Floor Landing

Cupboard housing Worcester gas fired boiler, loft hatch to roof space, with fitted ladder.

Bedroom 1

14'11 x 9' (4.55m x 2.74m)

(14'11 extending to 15'10 to cupboard front).

Built-in wardrobe cupboard with mirror fronted sliding doors, radiator, two windows with outlook to front.

Bedroom 2

10'2 x 10'1 (3.10m x 3.07m)

(10'1 to cupboard front)

Built-in wardrobe cupboard with sliding doors, radiator, outlook to rear.

Shower Room

Spacious shower cubical with rain head style shower fitment and hand held shower fitment, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, window to rear.

Rear Garden

Having a south easterly aspect, patio area to immediate rear, lawned area and some shrubs, timber shed, outside tap, gate to rear.

Driveway Parking

To the front of the property there is driveway parking for two cars and an integral store cupboard.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

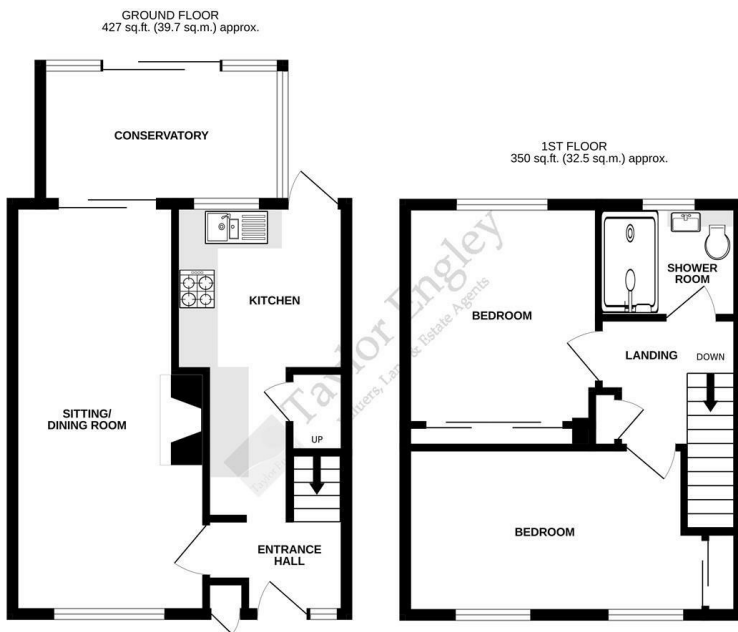
FOR CLARIFICATION:

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.

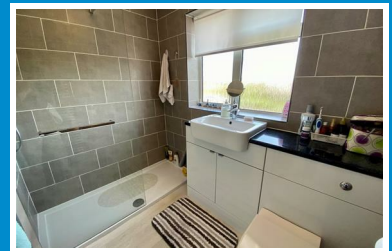
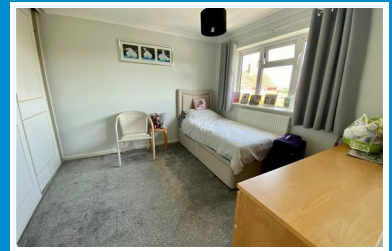
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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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