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**Taylor Engley**



**193 Princes Road, Langney Point, Eastbourne, East Sussex, BN23 6HN**

**Asking Price £385,000 Freehold**

**An excellent opportunity arises to acquire this THREE BEDROOMED DETACHED HOME, located in the popular Langney Point area of Eastbourne. The property occupies a corner plot and is situated within close proximity to the seafront. Although now requiring some modernisation, the property is considered to provide ideal family accommodation and has the benefit of gas fired central heating. Features include a dining hall, sitting room, conservatory, study/optional bedroom 4, kitchen, three spacious bedrooms and driveway parking. The property is offered to the market chain free.**



The property is located within the Langney Point area of Eastbourne being within just a short walk to the seafront. Bus services pass directly by the property and local shops can be found in Beatty Road. Further shopping facilities and restaurants can be found within the nearby Sovereign Harbour area and Eastbourne's 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 AREA \* CLOSE PROXIMITY TO SEAFRONT AND LOCAL SHOPS \* THREE SPACIOUS BEDROOMS \* DINING HALL \* SITTING ROOM \* STUDY/OPTIONAL BEDROOM 4 \* KITCHEN \* CONSERVATROY \* CLOAKROOM \* CORNER PLOT GARDENS \* DRIVEWAY PARKING \* GAS FIRED CENTRAL HEATING \* CHAIN FREE.**



## The accommodation

Comprises:

Sliding door opening to:

### Entrance Porch

With front door to:

### Entrance Vestibule

Radiator window to front.

### Cloakroom

Low level w/c, wall mounted wash hand basin, radiator, tiled floor, part tiled walls.

### Dining Hall

14'9 max x 12'1 max (4.50m max x 3.68m max)  
(14'9 max x 12'1 max reducing to 5'11)

Two radiators, central heating programmer, central heating thermostat, understairs cupboard, built-in cloaks cupboard, patio door to front porch.

### Sitting Room

14'5 x 11'4 (4.39m x 3.45m)

Radiator, patio door to conservatory.

### Conservatory

20'4 x 7'9 (6.20m x 2.36m)

Radiator, patio style door to rear garden, connecting doors to sitting room and kitchen.

### Study/Optional Bedroom 4

16'4 x 7'6 max (4.98m x 2.29m max)

(Former garage)

Radiator, electric and gas meters, two wall lights, small window to side and outlook to front.

### Kitchen

14'7 max x 7'6 max (4.45m max x 2.29m max)

(Maximum measurements include depth of fitted units)  
Comprises single drainer one and a half bowl sink unit, range of base and wall mounted cupboards, work surface with tiled splash back, eye level electric oven, four ring electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window to side and connecting doors to conservatory and dining hall.

Stairs from dining hall to:

### First Floor Landing

Airing cupboard housing cylinder and Baxi wall mounted

gas fired boiler, built-in store cupboard, loft hatch to roof space.

### Bedroom 1

12'4 x 10'6 (3.76m x 3.20m)

Radiator, outlook to rear.

### Bedroom 2

11'8 x 9'5 (3.56m x 2.87m )

(9'5 to cupboard front)

Full height fitted wardrobe cupboards, radiator, outlook to rear.

### Bedroom 3

10'8 max x 8'1 max (3.25m max x 2.46m max)

(10'8 max reducing to 8'7)

Radiator, outlook to front.

### Shower Room

Shower cubicle, pedestal wash hand basin, low level w/c, heated towel rail/radiator, part tiled walls.

### Driveway Parking

Block paved driveway parking to front for approximately three cars.

### Corner Plot Gardens

Continuing to the side of the property with various mature shrubs.

### Rear Garden

Having lawned area mature shrubs, timber shed and timber summerhouse.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council

### BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](http://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:

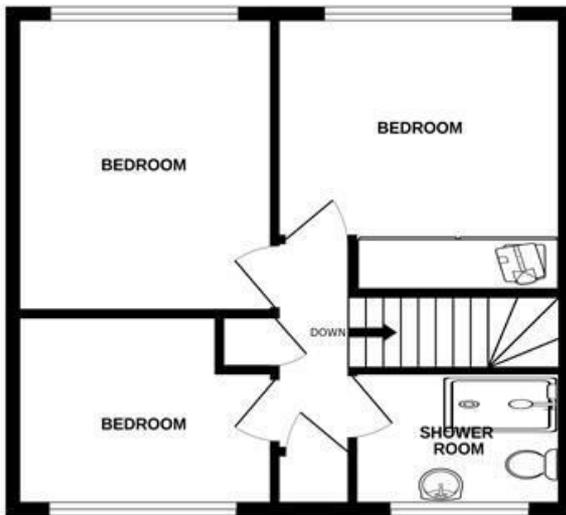
All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		EU Directive 2002/91/EC	
		England & Wales	

**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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