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**Taylor Engley**



**11 Piltdown Way, Langney, Eastbourne, East Sussex, BN23 8LB**

**Price £300,000 Freehold**

**\*\* We are acting in the sale of the above property and have received an offer of £295,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place \*\***

**CHAIN FREE!** This 3/4 bedroom semi-detached house on Piltdown Way, offers three well-proportioned bedrooms with the master bedroom having an en-suite shower room, the property is considered perfect for families or those seeking extra space. The versatile layout allows for the option of three or four bedrooms or two ground floor reception rooms depending on your needs, plus a conservatory. The spacious open plan kitchen is designed for both functionality and social gatherings and a large utility room adds convenience to daily living, ensuring that chores are easily managed.



**CHAIN FREE \* CLOAKROOM \* OPEN PLAN KITCHEN/SITTING ROOM \* CONSERVATORY \* LARGE UTILITY ROOM \* DOWNSTAIRS BEDROOM/RECEPTION TWO/OFFICE \* THREE FURTHER BEDROOMS WITH EN-SUITE SHOWER ROOM/WC TO THE MASTER BEDROOM \* FAMILY BATHROOM \* REAR GARDEN \* OFF ROAD PARKING \* GAS CENTRAL HEATING \* DOUBLE GLAZED**



## ACCOMMODATION COMPRISES

Part glazed door leading into:

### OPEN PLAN KITCHEN/SITTING ROOM

30'5 x 12'6 (9.27m x 3.81m)

Double glazed window to front, radiator, Kitchen is fitted with full range of wall and base units incorporating cupboards and drawers, space for range cooker with extractor over, stainless steel circular sink drainer unit with chrome mixer tap, part tiled walls, built in under counter fridge and freezer, inset ceiling spot lights, wood effect laminate flooring, stairs to first floor landing. The sitting area has radiator, television aerial socket, bi-folding doors leading into:

### CLOAKROOM

4'10 x 4'4 (1.47m x 1.32m)

Vanity washbasin with cupboard under, low level flush wc, obscure double glazed window to side, cupboard housing the fuse box.

### CONSERVATORY

10' x 9'4 (3.05m x 2.84m)

Wood effect laminate flooring, pitched polycarbonate roof, double glazed windows surround with top openings, double glazed French doors to the rear garden, power sockets.

### INNER HALLWAY

### BEDROOM FOUR/STUDY

8'2 x 7'10 (2.49m x 2.39m )

Double glazed window to front, built in double wardrobe cupboard with hanging rail and shelving, wood effect laminate flooring.

### UTILITY ROOM

7'10 x 9' (2.39m x 2.74m)

Wood effect laminate flooring, spaces for washing machine and tumble dryer, wall mounted gas boiler, part double glazed door to the rear garden.

### FIRST FLOOR LANDING

Wall panelling, hatch to loft space with pull down ladder, radiator. overstairs storage cupboard with shelving.

### BEDROOM ONE

12'6 x 10' (3.81m x 3.05m)

Two double glazed windows overlooking the rear garden, radiator, door to:

### EN-SUITE SHOWER ROOM

5'8 x 4'11 (1.73m x 1.50m)

Vanity wash hand basin with cupboard under, low level flush wc, corner enclosed shower cubicle with aqua boarding, inset ceiling spot lights, extractor fan, heated towel rail.

### BEDROOM TWO

12'6 x 8'5 (3.81m x 2.57m)

Radiator, double glazed windows to front.

### BEDROOM THREE

15'7 x 8'1 (4.75m x 2.46m)

Double glazed window to front, radiator, wood effect laminate flooring, built-in cupboard with shelving.

### FAMILY BATHROOM

6'3 x 5'5 (1.91m x 1.65m)

White suite comprises of close coupled wc, vanity washbasin with cupboard under, fitted wall cupboards with mirror front, bath with mixer tap and shower screen, part tiled walls, inset ceiling spot lights, extractor fan.

### REAR GARDEN

Patio area leading to area of lawn, enclosed by panel fencing with side gate.

### COUNCIL TAX BAND:

Council Tax Band - D

### 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)

### VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY.

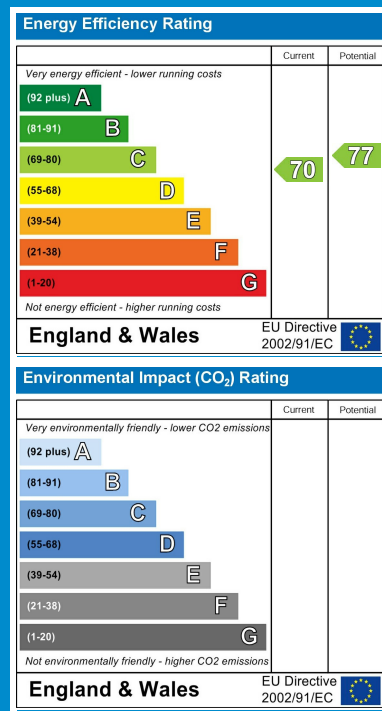
### FOR CLARIFICATION:

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.





TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)



**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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