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**Taylor Engley**



**14 Chyngton Close, Langney, Eastbourne, East Sussex, BN23 8HQ**

**Guide Price £289,950 Freehold**

**An opportunity has arisen to purchase THIS WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOME, IN THIS POPULAR LANGNEY LOCATION. The property benefits from gas fired central heating, upvc double glazing re-fitted kitchen, ground floor shower room and first floor bathroom and is considered in good decorative order throughout. Additionally the property offers allocated parking, secluded gardens to rear with a south westerly aspect, our vendors have found a vacant onward purchase.**



The property is located in the Langney area of Eastbourne. Schools for most age groups can be found within the Langney district and bus services serve the local area. The Langney Shopping Centre is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately four and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

- \* ENTRANCE HALL \* GROUND FLOOR RE-FITTED SHOWER ROOM/WC \* LOUNGE/DINING ROOM
- \* RE-FITTED KITCHEN \* THREE BEDROOMS \* MODERN BATHROOM/WC \* ALLOCATED PARKING
- \* SECLUDED SOUTH WESTERLY GARDENS TO REAR \* VENDORS ARE SUITED \*



## The accommodation

Comprises:

### ENTRANCE HALL

Radiator, coved ceiling understairs storage recess.

### SHOWER ROOM/WC

6'0 x 5'3 (1.83m x 1.60m )

Modern white suite comprising corner tiled shower cubicle with thermostatic shower unit over, dual flush low level wc, pedestal hand wash basin with mixer taps, upvc obscure window to side.

### LOUNGE/DINING ROOM

18'9 x 11'0 (5.72m x 3.35m )

Upvc windows to rear and patio doors providing access to rear garden, laminate beech flooring, two double radiators, dado rail, television aerial point, coved ceiling.

### RE-FITTED KITCHEN

12'1 x 8'5 (3.68m x 2.57m )

Recently re-fitted with a range of matching eye and base level units with complimentary solid teak work top surfaces with inset Butlers sink with mixer taps, spacious slot-in for range dual fuel cooker with extractor above, plumbing and space for washing machine and dish washer, space for fridge freezer.

Stairs rising from entrance hall to:

### FIRST FLOOR LANDING

#### BEDROOM ONE

14'8 x 8'8 (4.47m x 2.64m )

Upvc windows to rear, radiator, coved ceiling.

#### BEDROOM TWO

11'3 x 10'0 (3.43m x 3.05m)

Upvc windows to rear, radiator, coved ceiling.

#### BEDROOM THREE

8'8 x 8'8 (2.64m x 2.64m )

Upvc windows to front, radiator, coved ceiling.

### BATHROOM/WC

6'10 x 5'6 (2.08m x 1.68m )

Modern white suite comprising panelled bath with mixer taps and shower attachment over, pedestal hand wash basin, low level wc, half tiled walls in complimentary tiling.

### ALLOCATED PARKING

Two allocated parking spaces adjacent to the property

### SECLUDED SOUTH WESTERLY GARDENS TO REAR

A particular feature of the property with patio area leading to area principally laid to lawn with a degree of seclusion with a south westerly aspect.

### 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](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.

### OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

### VIEWING ARRANGEMENTS:

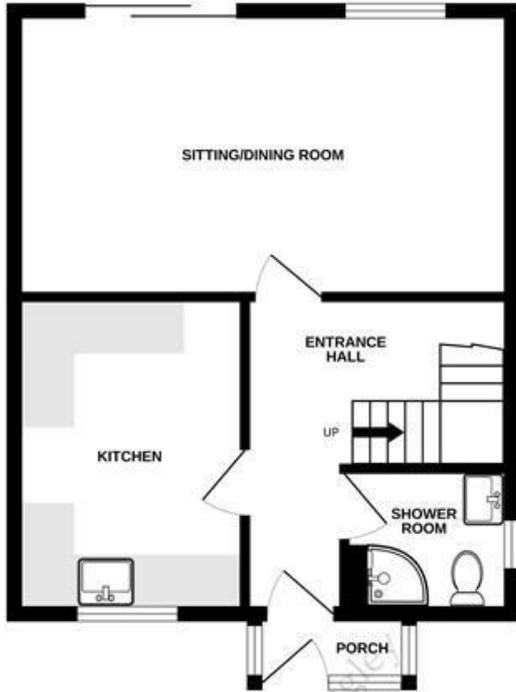
All appointments are to be made through TAYLOR ENGLEBY.



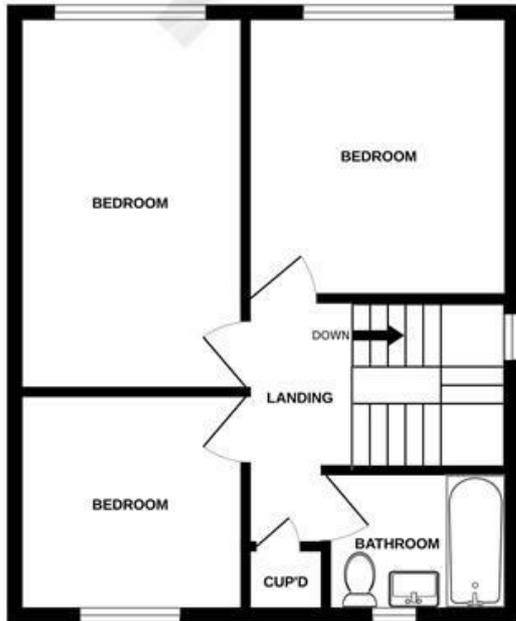




GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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		77	83
(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 (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			
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.

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.