

Valuers, Land & Estate Agents

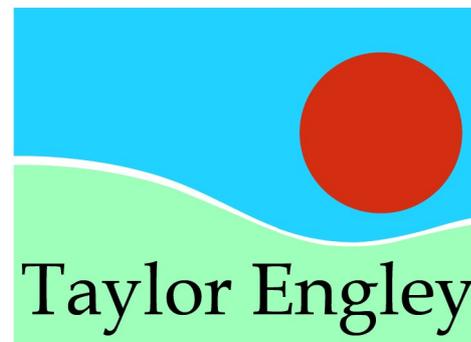
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**Brixham Old Drove, Langney, Eastbourne, East Sussex, BN23 8AH**

**Guide Price £335,000 Freehold**

An opportunity to purchase this **DISTINCTIVE ONE BEDROOMED PROPERTY** that offers plenty of scope for expansion, set within a quiet cul-de-sac location, very close to amenities in the nearby Langney Shopping Centre. The property does benefit from gas fired central heating, sealed unit double glazing, on-site garage, driveway parking for several vehicles and has attractive landscaped gardens to rear, it does however require some modernisation which is reflected in the price. Many period features are retained within the property and it is being sold Chain Free. EPC=E.



**Brixham occupies a most convenient location being within walking distance of bus services and The Langney Shopping Centre. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.**

**\* CHAIN FREE \* ENTRANCE PORCH \* HALL \* SPACIOUS LOUNGE/DINING ROOM \* KITCHEN \* DOUBLE BEDROOM \* BATHROOM/WC \* LOFT ROOM \* CONSERVATORY \* DRIVEWAY PARKING FOR SEVERAL VEHICLES \* OUTBUILDINGS \* GARAGE WITH WORKSHOP \* ATTRACTIVE LANDSCAPED GARDENS TO REAR \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Internal door to:

### Hall

Hatch to loft.

### Living Room

26'6" x 12' narrowing to 11' (8.08m x 3.66m narrowing to 3.35m)

Upvc bay window to front, French doors to rear, feature fireplace surround, radiator.

### Kitchen

11'10" x 11'5" narrowing to 10' (3.61m x 3.48m narrowing to 3.05m)

Upvc leaded light windows to rear, range of dark oak fronted eye and base level units with complimentary moulded work top surfaces, inset eye level oven with four burner hob with hood above, single drainer stainless steel sink unit, floor mounted gas boiler for the provision of gas fired central heating and domestic hot water.

### Conservatory

19'6" x 7'6" (5.94m x 2.29m)

Steel framed with windows to front and sides.

### Bedroom

14'1" x 12' (4.29m x 3.66m)

Upvc bay window to front, built-in range of double wardrobes, radiator.

### Bathroom

8'5" x 5'9" (2.57m x 1.75m)

Stained glass windows to rear, radiator, half tiled walls, white suite comprising panelled bath, pedestal wash hand basin, low level wc, storage.

### Loft Room

17' x 14' (5.18m x 4.27m)

Far reaching views towards the coast, storage to sides and rear.

### Garage and Workshop

21' x 8'3" (6.40m x 2.51m)

Gated access, personal access door to utility room, with power and light.

### Utility Room

8'2" x 6'8" (2.49m x 2.03m)

Double drainer stainless steel sink unit, windows to side and rear.

### Gardens

Being a particular feature of the property with Italian evergreen interspersed with specimen shrubs to sides and rear, partial artificial lawn.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.96 until March 2025.

### 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.

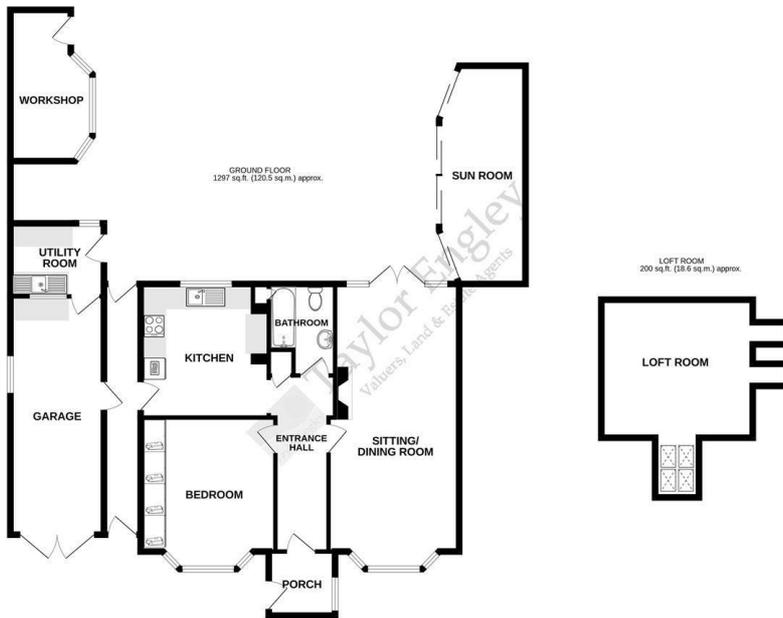
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

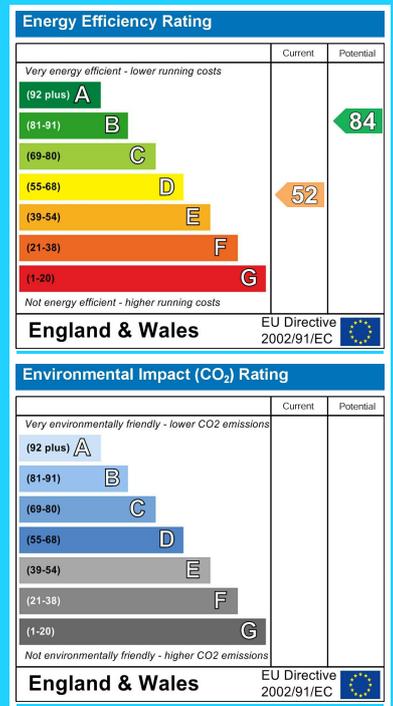








TOTAL FLOOR AREA: 1496 sq ft. (139.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**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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