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Taylor Engley



38 Jay Close, Langney, Eastbourne, East Sussex, BN23 7RW

Price £260,000 Freehold

*** PRICE GUIDE £260,000 - £270,000 * Situated in the sought after Birds Estate of Eastbourne, this light and airy semi-detached bungalow offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this property is perfect for small families, couples, or those looking to downsize without compromising on space. RECENTLY INSTALLED BOILER * ATTRACTIVE WELL ESTABLISHED GARDEN * GARAGE * SEALED UNIT DOUBLE GLAZING * EPC = D**



*** ENTRANCE PORCH * HALLWAY * SITTING ROOM * KITCHEN * SIDE PORCH * TWO BEDROOMS *
BATHROOM * GARAGE * GARDENS ***

The bungalow is considered to occupy a most convenient location within the Langney area being within walking distance of the Langney Shopping Centre and bus services. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities and mainline railway station.



FRONT DOOR TO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Engineered wood flooring, radiator, built-in storage cupboard, cupboard housing gas boiler.

SITTING ROOM

15'33 x 11'83 (4.57m x 3.35m)

Window with outlook to front, radiator.

KITCHEN

10'65 x 8'57 (3.05m x 2.44m)

Modern fitted kitchen with white built-in cupboards and drawers, wood effect worksurfaces, sink unit, built-in electric oven and hob, space for washing machine and fridge, window with far reaching views across Eastbourne.

SIDE PORCH

Windows to side, door to rear garden.

BEDROOM ONE

13'10 x 11'09 (4.22m x 3.58m)

Full width built-in wardrobe cupboards, window with outlook to rear, radiator.

BEDROOM TWO

13'51 x 10'6 (3.96m x 3.20m)

Window with outlook to rear, radiator.

BATHROOM

White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, window to side, radiator.

GARAGE & PARKING

Single garage with up and over door (right hand garage in facing block), with hardstanding to front.

GARDENS

Gardens to front and rear, lawn, well stocked flowerbeds, gate to rear, outside tap.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band C.

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 ENGLEBY.





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| 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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