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Taylor Engley

1 Buttermere Way, North Langney, Eastbourne, East Sussex, BN23 8GW
Guide Price £395,000 Freehold

Situated in the highly regarded North Langney area of Eastbourne, THIS WELL-PRESENTED FOUR-BEDROOMED DETACHED HOME offers spacious and well-proportioned accommodation, ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, generous lounge, separate dining room and fitted kitchen. The first floor provides four well-sized bedrooms, with the principal bedroom benefiting from an en suite shower room, complemented by a family bathroom. Outside, the property enjoys attractive landscaped rear gardens, providing a pleasant and private setting for outdoor entertaining and relaxation. A driveway and integral garage offer excellent off-road parking and storage. An appealing family home combining generous accommodation, attractive outside space and a convenient residential location. EPC = D

The property is conveniently located close to local shopping facilities available at the nearby Langney Shopping Centre, whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities theatres and seafront are situated approximately four miles distant.

*** ENTRANCE HALL * GROUND FLOOR WC * LIVING ROOM * DINING ROOM * KITCHEN/BREAKFAST ROOM * FOUR BEDROOMS * EN-SUITE SHOWER ROOM TO MASTER BEDROOM * FAMILY BATHROOM * GARAGE * DRIVEWAY PARKING TO FRONT * GARDENS TO FRONT SIDE AND REAR * INTERNAL INSPECTION HIGHLY RECOMMENDED ***

The accommodation
Comprises:

ENTRANCE HALL
Double glazed front door to entrance hall, radiator coved and artexed ceiling.

CLOAKROOM/WC
With a white suite comprising dual flush low level wc, corner mounted hand wash basin, half tiled walls, obscure upvc window to side.

SITTING ROOM
18'0 x 14'5 narrowing to 11'5 (5.49m x 4.39m narrowing to 3.48m)
With upvc bay window to front, double radiator , feature brick fireplace surround with inset gas flame effect fire, television aerial point, two wall light points, coved and artexed ceiling, archway to:

DINING ROOM
11'5 x 8'6 (3.48m x 2.59m)
With upvc patio doors to rear providing access to rear garden, radiator, coved and artexed ceiling.

KITCHEN/BREAKFAST ROOM
14'9 x 8'1 (4.50m x 2.46m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl single drainer sink unit with chrome mixer taps. Four burner electric hob with extractor above, adjacent eye level oven and grill, part tiled walls in complimentary tiling, Space and plumbing for washing machine, space for fridge freezer, radiator, coved and artexed ceiling, upvc window to rear and door to side.

Stairs from hallway rising to:

FIRST FLOOR LANDING

BEDROOM ONE
14'4 x 11'8 (4.37m x 3.56m)
With upvc windows to front with distant views towards the South Downs, built-in double wardrobe, radiator, coved and artexed ceiling.

EN-SUITE SHOWER ROOM/WC
8'8 x 5'7 (2.64m x 1.70m)
With a fully tiled shower cubicle with thermostatic shower unit over, dual flush low level wc, vanity hand washbasin part tiled walls, upvc window to rear.

BEDROOM TWO
13'2 8'10 (4.01m 2.69m)
With upvc windows to front with far reaching views towards the South Downs, built-in double wardrobe, radiator.

BEDROOM THREE
11'9 x 8'8 (3.58m x 2.64m)
With upvc windows to rear, coved and artexed ceiling, radiator.

BEDROOM FOUR
10'0 x 7'10 (3.05m x 2.39m)
With upvc windows to rear, radiator, coved and artexed ceiling.

FAMILY BATHROOM/WC
8'8 x 6'8 (2.64m x 2.03m)
With a white suite comprising panelled bath with mixer taps and shower attachment over, pedestal hand wash basin, low level wc, heated towel rail, part tiled walls in complimentary tiling, shaver point, upvc obscure window to rear.

ON SITE GARAGE
18'0 x 8'1 (5.49m x 2.46m)
With up and over door, power and light, wall mounted Baxi gas boiler for the provision of gas fired central heating and domestic hot wate, personal access door to hallway.

DRIVEWAY PARKING
Driveway parking for one vehicle to the front of the property.

FRONT GARDEN
Principally laid to lawn with herbaceous borders to sides with mature shrubs, brick wall to rear.

REAR GARDEN
Being a particular feature of the property this secluded garden offers a patio area leading to an area principally laid to lawn, close boarded fencing to sides and rear interspersed with mature shrubs.

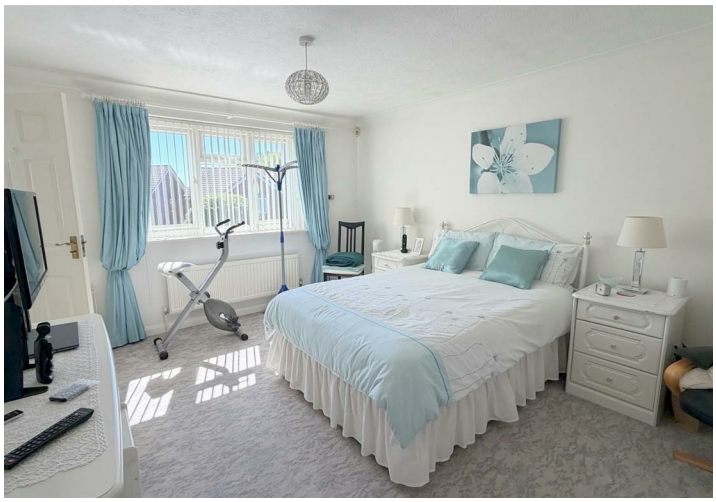
COUNCIL TAX BAND:
Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

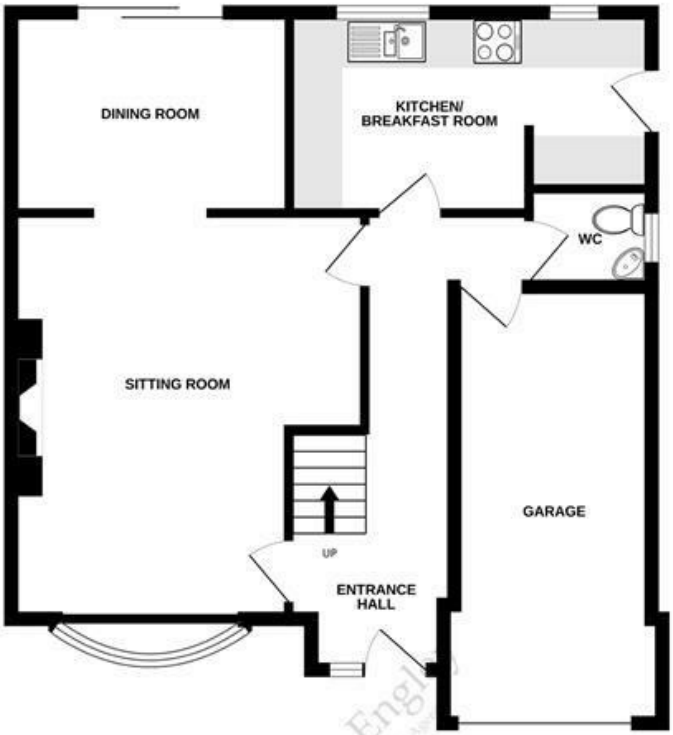
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

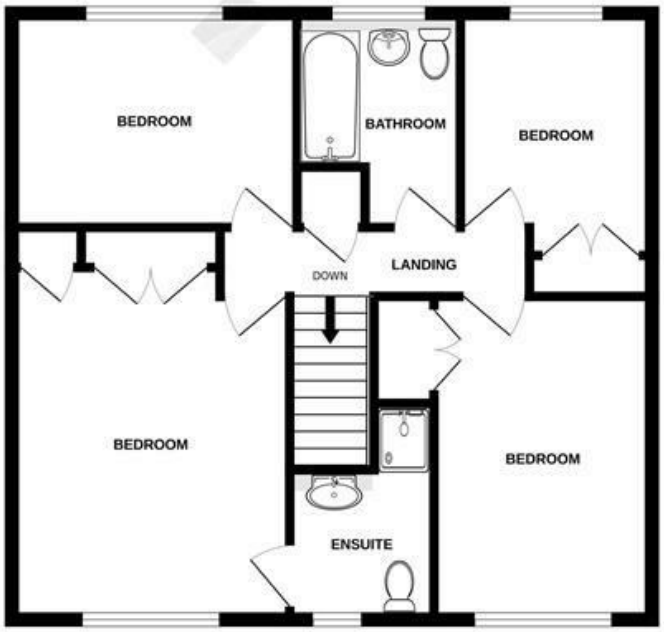
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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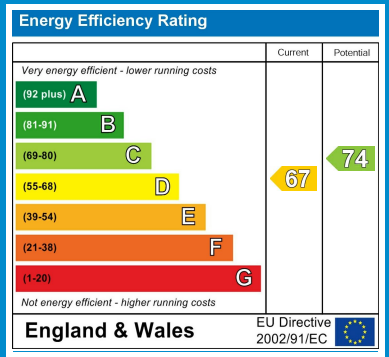

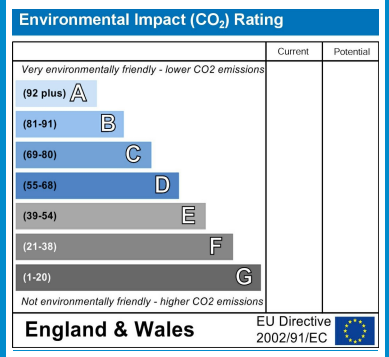

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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