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Taylor Engley









23 Kingfisher Drive, Langney, Eastbourne, BN23 7RE
Price £275,000 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this TWO BEDROOM SEMI DETACHED BUNGALOW benefiting from a modern fitted kitchen and bathroom and garage in block. The bungalow is situated in a popular location being within walking distance to Langney Shopping Centre. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**



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.

*** ENTRANCE HALL * MODERN FITTED KITCHEN * LOUNGE * TWO BEDROOMS * MODERN FITTED BATHROOM * GARAGE * GARDENS TO FRONT AND REAR ***





FRONT DOOR TO:

ENTRANCE HALL
Radiator, hatch to loft space.

LOUNGE
14'4" x 10'6" (4.37m x 3.20m)
Double glazed bay window with outlook to front, two radiators.

KITCHEN
12'3" x 8'9" max (3.73m x 2.67m max)
A modern fitted kitchen with built-in grey fronted cupboards and drawers, built-in electric oven and hob with extractor hood over, wood effect worksurfaces, space for appliances, sink unit, cupboard housing the Glow Worm boiler, double glazed window with outlook to front.

BEDROOM ONE
13'4" x 10'6" (4.06m x 3.20m)
Double glazed window overlooking the rear garden, radiator.

BEDROOM TWO
12'1" x 9'11" max (3.68m x 3.02m max)
Double glazed window overlooking the rear garden, radiator.

BATHROOM
Modern suite comprising washbasin with cupboard below, low level WC, bath with shower over, heated towel rail, double glazed window to side.

GARDEN
Patio area, lawn, gate to side access, outside tap, timber shed and a variety of shrubs and trees.

GARAGE
Located in a block close by.

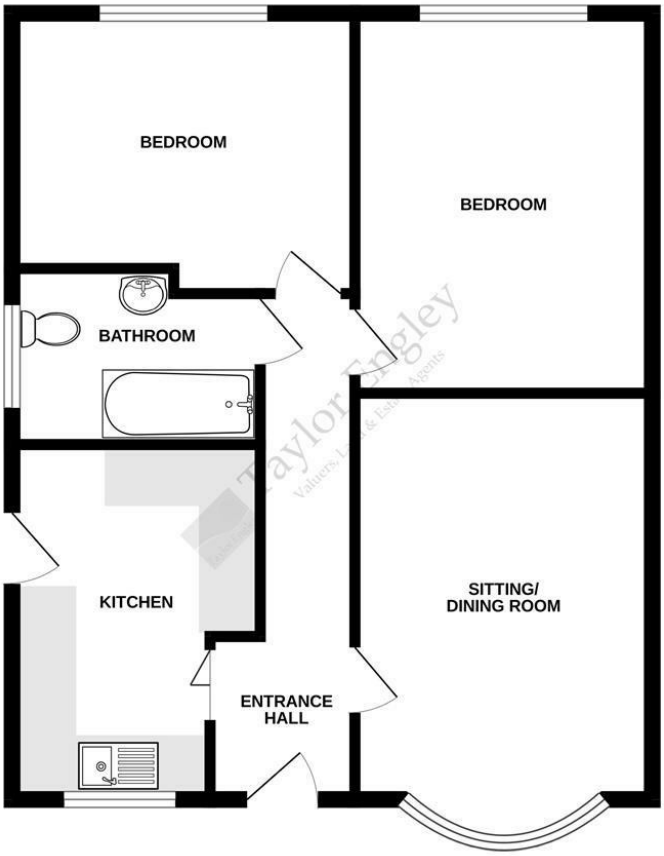
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

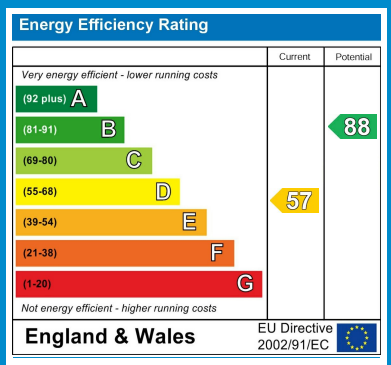
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

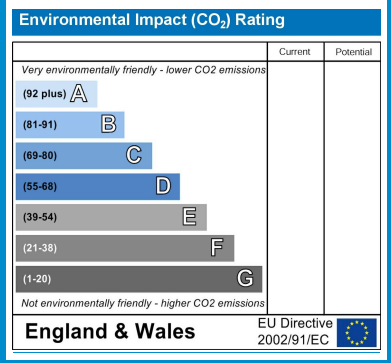
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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