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**Taylor Engley**



**24 Golding Road, Langney, Eastbourne, BN23 7AW**

**Price £287,500 Freehold**

**Taylor Engley are pleased to bring to the market this TWO BEDROOM SEMI DETACHED BUNGLOW WITH GARAGE AND SPACIOUS DRIVEWAY located in a popular position in Langney. The property benefits from a southerly aspect rear garden, Vaillant gas boiler (only installed approximately three years ago) and sealed unit double glazing. EPC = C**



**\* ENTRANCE HALL \* KITCHEN \* LIVING ROOM \* TWO BEDROOMS \* SHOWER ROOM \* GARAGE \* DRIVEWAY \* GARDEN \***

**Local shops can be found at the Langney Shopping Centre which is approximately one and a half miles distant. The Sovereign Harbour and Crumbles Retail Park is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately three and a half miles distant. Local bus services pass along the nearby Priory Road.**



## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Built-in storage cupboard, airing cupboard housing the hot water cylinder, radiator, hatch to loft space.

### **KITCHEN**

9'7" x 8'10" max (2.92m x 2.69m max)  
Fitted with a range of wooden fronted cupboards and drawers, cupboard housing the Vaillant gas boiler (which is only approximately three years old), Bosch fridge freezer, Miele washer dryer, work surfaces, sink unit, Neff built-in oven and microwave, Neff electric hob with extractor hood over, double glazed window overlooking the rear garden, door to side.

### **LIVING ROOM**

17' x 10'11" (5.18m x 3.33m)  
Double glazed window overlooking the garden, door to garden, two radiators.

### **BEDROOM ONE**

13'9" x 11'1" (4.19m x 3.38m)  
Double glazed window with outlook to front, radiator.

### **BEDROOM TWO**

9'8" x 9'1" (2.95m x 2.77m)  
Radiator, double glazed window with outlook to front.

### **SHOWER ROOM**

Suite comprising washbasin with cupboards below, WC, shower, heated towel rail, two double glazed windows to side.

### **GARAGE & DRIVEWAY**

Spacious driveway leading to the garage with up and over door to front and window to side.

### **GARDEN**

The southerly aspect rear garden is paved with a fenced surround, outside tap and gate to side.

## **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)

## **COUNCIL TAX BAND:**

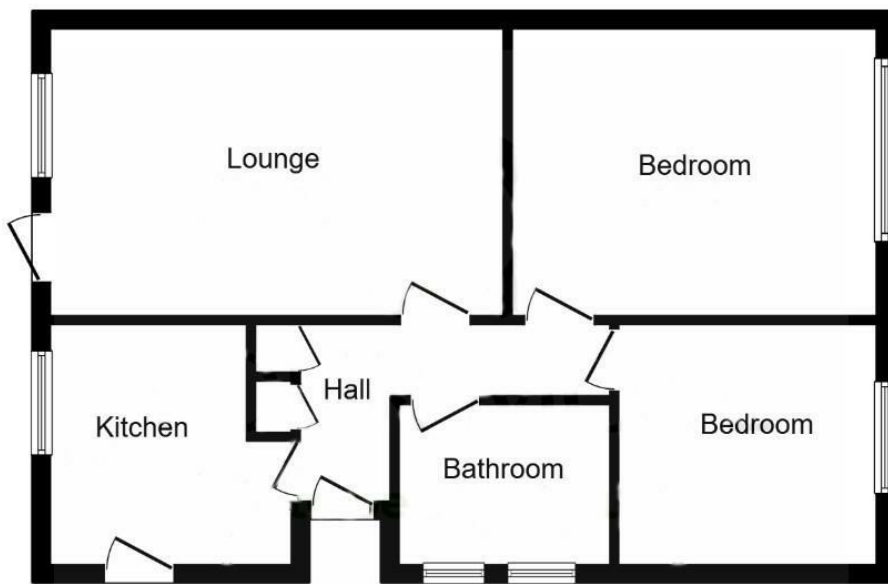
Council Tax Band C.

## **FOR CLARIFICATION:**

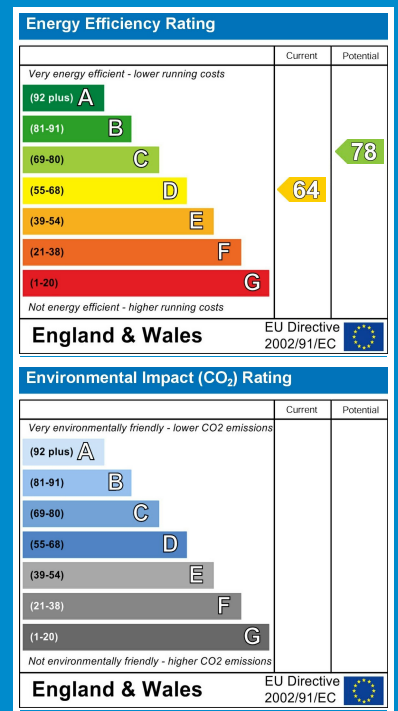
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEBY.



Floor Plan



**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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