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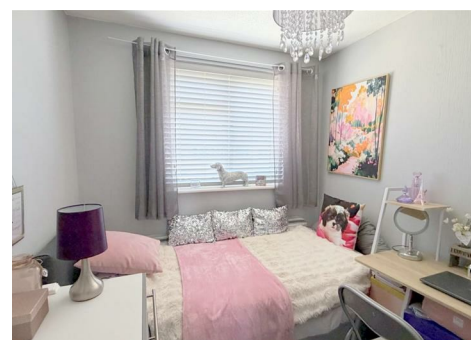
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**Taylor Engley**



**11 Cornwallis Close, Eastbourne, East Sussex, BN23 6AU**

**Guide Price £329,950 Freehold**

Located in the desirable Langney Point area of Eastbourne, THIS CHARMING THREE-BEDROOM END OF TERRACE HOME offers a perfect blend of modern living and comfort. The property boasts a contemporary kitchen and bathroom, ensuring that you have all the modern conveniences at your fingertips. As you enter, you will be greeted by a spacious lounge dining room, measuring an impressive 23'10", which provides an ideal space for both relaxation and entertaining. This inviting area seamlessly flows into a delightful conservatory, allowing natural light to flood the space and creating a warm atmosphere throughout the home. The property benefits from gas-fired central heating and UPVC double glazing, ensuring warmth and energy efficiency all year round. Outside, you will find low-maintenance gardens to both the front and rear, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. EPC = D



The property occupies a level location in the popular Langney Point area being within close proximity to local shops in Beatty Road and to bus services which serve the local area. The beach is also within walking distance whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities, theatres and mainline railway station is approximately two and a half miles distant.

**\* POPULAR LANGNEY POINT LOCATION \* ENTRANCE PORCH \* HALLWAY \* LOUNGE/DINING ROOM \* CONSERVATORY \* RE-FITTED KITCHEN \* THREE BEDROOMS \* BATHROOM \* SEPARATE WC \* GARDENS TO FRONT AND REAR \* GARAGE IN NEARBY BLOCK \* INTERNAL INSPECTION HIGHLY RECOMMENDED \***



Additionally, the house includes a garage located in a nearby block, providing convenient storage or parking options. This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a sought-after location. With its modern features and spacious layout, this house is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

### **The accommodation**

Comprises:

#### **ENTRANCE PORCH**

6'3 x 3'9 (1.91m x 1.14m)

Double glazed front door to entrance porch, double glazed inner door to hallway.

#### **HALLWAY**

With understairs storage cupboard, radiator, access door to principal rooms.

#### **LOUNGE/DINING ROOM**

23'10 x 11'7 (7.26m x 3.53m )

Spacious reception room with upvc double glazed window to front, radiator, serving hatch to kitchen, dining area.

#### **RE-FITTED KITCHEN**

9'9 x 8'5 (2.97m x 2.57m )

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over with inset stainless steel single drainer sink with mixer taps. Four burner gas hob, with adjacent electric eye level oven, plumbing and space for washing machine, fridge freezer, serving hatch to kitchen, upvc window and door to;

#### **CONSERVATORY**

15'9 x 6'2 (4.80m x 1.88m)

With upvc double glazed windows and doors overlooking the rear garden, tiled flooring, with space for tumble dryer and freezer.

#### **LANDING**

Stairs ascending from hallway to first floor landing.

#### **BEDROOM ONE**

12'0 x 10'5 (3.66m x 3.18m )

With double glazed windows to front, radiator, television aerial point.

#### **BEDROOM TWO**

11'8 x 9'1 (3.56m x 2.77m)

With upvc double glazed windows to rear, radiator, hatch to insulated loft with retractable ladder and situated in the loft is an Ideal gas boiler for the provision of gas fired central heating and domestic hot water.

#### **BEDROOM THREE**

7'3 x 6'10 (2.21m x 2.08m )

With double glazed windows to front, radiator, built-in wardrobe.

#### **BATHROOM**

6'0 x 5'4 (1.83m x 1.63m )

Re-fitted white suite comprising panelled bath with shower unit over, vanity unit with inset wash hand basin, heated towel rail and double glazed windows to rear.

#### **SEPARATE WC**

With a white suite comprising low level wc, obscure upvc windows to rear.

#### **GARDENS TO FRONT**

With low maintenance gardens to front, principally patioed with raised shrub borders to sides and front set behind a dwarf brick wall

#### **GARDENS TO REAR**

With a westerly facing low maintenance garden with patio area, artificial grass, mature shrub borders, summer house and side gate for access.

#### **GARAGE IN NEARBY BLOCK**

Garage en-bloc with up & over door, off road parking for two vehicles in front.

#### **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' Eastbourne Borough Council.

#### **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 ENGLELY.

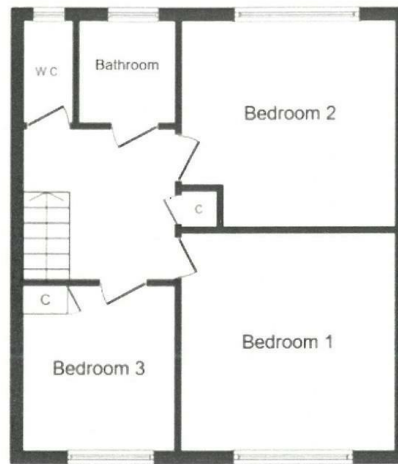








Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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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