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est. 1978

Taylor Engley

<u>11 Plover Close, Langney, Eastbourne, BN23 7SB</u>
<u>Price £315,000 Freehold</u>

Taylor Engley are pleased to bring to the market this well presented two bedroom semi detached bungalow, that has updated over recent years and now benefits from a spacious modern fitted kitchen breakfast room, large conservatory, modern shower room and a second bedroom with en-suite WC. The rear garden is level and of a good size and there is also a driveway and garage to side. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = C

*** ENTRANCE PORCH * HALLWAY * LOUNGE * TWO BEDROOMS - ONE WITH EN-SUITE WC * KITCHEN * CONSERVATORY * SHOWER ROOM * GARAGE * DRIVEWAY ***

ENTRANCE PORCH
Door to:

HALLWAY
Wood laminate flooring, radiator, two built-in storage cupboards.

LOUNGE (currently used as a bedroom)
14'9 x 11'6 (4.50m x 3.51m)
Wood laminate flooring, large window with outlook to front, radiator.

KITCHEN
12'4 x 10'4 max (3.76m x 3.15m max)
Fitted with a modern range of built-in white fronted cupboards and drawers, space and plumbing for washing machine, sink unit, worksurfaces, built-in Zanussi electric oven, built in ceramic hob with extractor hood over, radiator, space for fridge freezer, window with outlook to rear, door to:

CONSERVATORY
19'2 x 9'5 (5.84m x 2.87m)
Wood laminate flooring, worksurface, space and plumbing for slimline dishwasher, built-in drawers, doors to garden.

BEDROOM ONE
13'3 x 12'3 (4.04m x 3.73m)
Large window with outlook to rear, radiator, wood laminate flooring.

BEDROOM TWO
10'1 x 8'4 max (3.07m x 2.54m max)
Wood laminate flooring, window with outlook to front, radiator, door to side.

EN-SUITE WC
Low level WC, washbasin, extractor fan.

SHOWER ROOM
Large shower, WC, washbasin with cupboards below, window to side, heated towel rail.

GARAGE & PARKING
Driveway leading to the garage, with up and over door, window to side and door to garden.

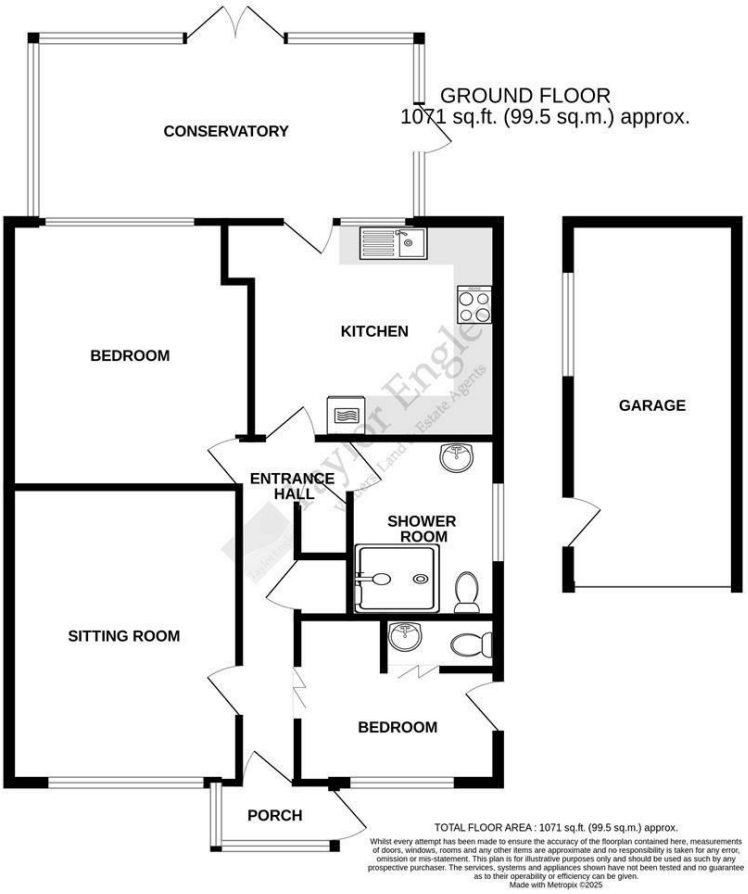
GARDEN
Patio area, lawned area, mature shrubs, sheds, door to driveway.

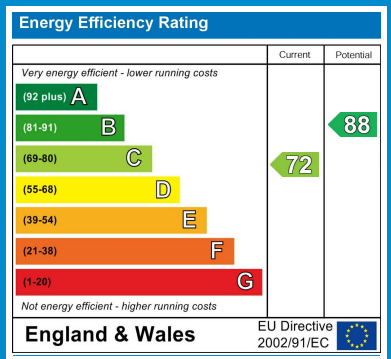
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

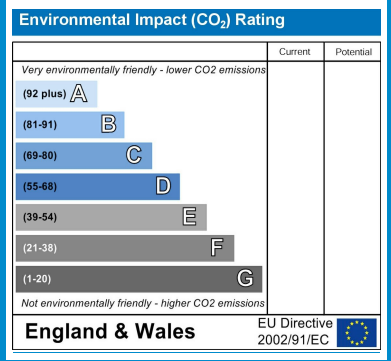
COUNCIL TAX BAND:
Council Tax Band C.

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.







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.
Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.