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18 Sturdee Close, Langney Point, Eastbourne, BN23 6AZ
Offers In Excess Of £500,000 Freehold

*** CHAIN FREE * A substantially improved beautifully maintained, FOUR BEDROOM DETACHED FAMILY HOME, situated in a quiet cul-de-sac position, just a SHORT STROLL FROM THE SEAFRONT. This PREMIUM PROPERTY offers UNUSUALLY GENEROUS ROOM SIZES and is set within well maintained landscaped private gardens. Benefits include a DOUBLE GARAGE, PLANNING APPROVAL FOR A SIDE EXTENSION, SECURITY ALARM, GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. Only an inspection will convey the high merit and appeal of this delightful home. EPC =C**



*** ENTRANCE HALL * CLOAKROOM/WC * LOUNGE * KITCHEN * DINING ROOM * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * SHOWER ROOM * DOUBLE GARAGE * DRIVEWAY * GARDENS ***

The property occupies a level plot in the popular Langney Point area. Local shops and restaurants can be found in Beatty Road and at the Sovereign Harbour, and bus services pass along the nearby Ramsey Way. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant.





The property is approached by its own private wide block paved entrance forecourt and charming front garden leading to:

FRONT PORCH AND GLAZED FRONT DOOR TO:

ENTRANCE HALL
Spacious light and airy entrance hall, with two double glazed windows to side, radiator, understairs storage cupboard with fitted light.

CLOAKROOM/WC
Suite comprising WC, washbasin, extractor fan and fusebox.

KITCHEN
14'8" x 9' max (4.47m x 2.74m max)
Fitted with white modern fronted cupboards and drawers, one and a half bowl sink unit with fitted waste disposal unit, integral Bosch dishwasher, composite worksurfaces, wall cupboard housing the Worcester boiler, Stoves built-in oven and induction hob with extractor hood over, space for fridge freezer and washing machine, glass fronted display cabinet with lighting, double glazed windows with outlook to front and side, door to side:

DINING ROOM
13'2" x 12' max (4.01m x 3.66m max)
Serving hatch to kitchen, radiator, large double glazed bay window with outlook to front, dimming lights.

LOUNGE
22'7" x 13'5" (6.88m x 4.09m)
Two radiators, double glazed window and large patio doors overlooking the garden, dimming corner lights.

From the hallway, stairs rise to the first floor landing with double glazed window to side, radiator, hatch to boarded loft space, with fitted ladder and light.

BEDROOM ONE
11'9" x 13'6" narrowing to 10'2" (3.58m x 4.11m narrowing to 3.10m)
Double glazed window with outlook to rear, radiator, large recessed built-in wardrobe cupboard, dimming central light with three speed ceiling fan.

EN-SUITE SHOWER ROOM
White suite comprising washbasin with cupboard below, WC, shower cubicle with Mira shower, underfloor heating, dual fuel heated towel rail, double glazed window to side, illuminated cabinet.

BEDROOM TWO
13'1" x 8'2" (3.99m x 2.49m)
Two double glazed windows with outlook to front, radiator, built-in large mirror fronted wardrobe cupboard, dimming central light with three speed fan.

BEDROOM THREE
13'5" x 7'11" (4.09m x 2.41m)
Double glazed window with outlook to rear, radiator, two large built-in wardrobe cupboards.

BEROOM FOUR
9'2" x 6'9" (2.79m x 2.06m)
Radiator, double glazed window with outlook to front.

FAMILY SHOWER ROOM
Suite comprising washbasin with cupboards below, WC, large walk-in shower with Mira controls and overhead rainshower head, underfloor heating, heated towel rail, double glazed window to side, fully tiled floor and walls, illuminated cabinet and mirror.

GARDENS
The beautifully maintained gardens provide a delightful setting and are arranged mainly to front and rear. The front garden offers an excellent selection of shrubs and plants offering year round colour. The South Easterly facing rear garden enjoys good privacy and extends to a depth of approximately 50' by a similar width and secures sun throughout the day. It is laid to a level lawn with borders containing a variety of ornamental trees and shrubs. A wide paved terrace flanks the rear and side elevations. Gate to side, outdoor tap, timber garden shed, outdoor power sockets and movement sensor lighting. The summerhouse has a block paved seating/barbeque area to the front.

DETACHED DOUBLE GARAGE
17'4" x 16'11" (5.28m x 5.16m)
Two electric up and over doors, door to side, power points, workbench, fluorescent lights and alarmed.

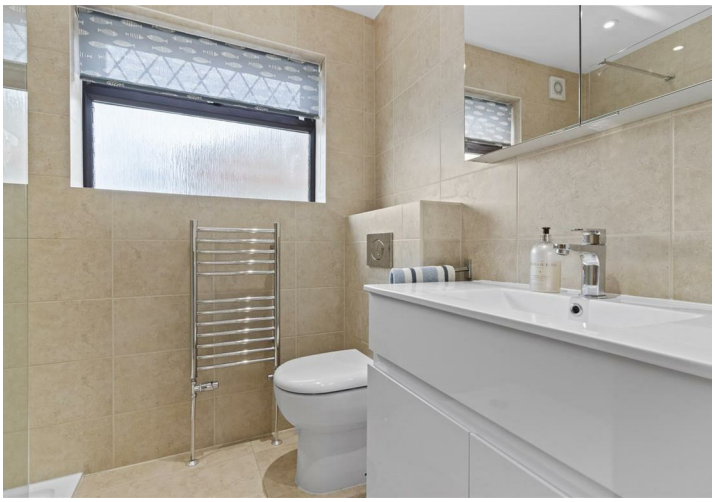
DRIVEWAY
The wide block paved entrance provides good additional off road car parking space.

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 E.

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.





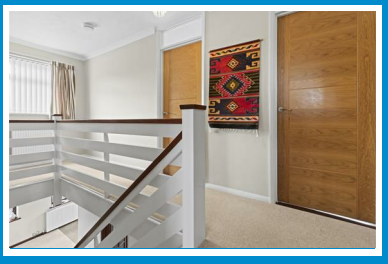






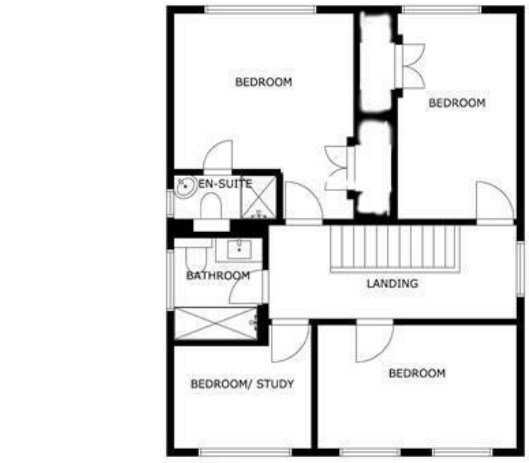










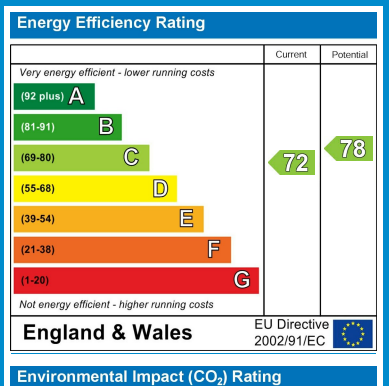


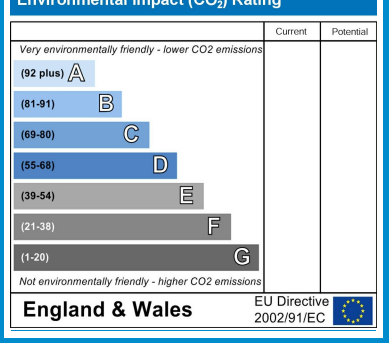
FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 130 m²/1,403 sq ft
FLOOR 1: 70 m²/757 sq ft, FLOOR 2: 60 m²/646 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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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