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Taylor Engley



11 Offham Close, Langney, Eastbourne, East Sussex, BN23 8LU
Offers In Excess Of £375,000 Freehold

An exciting opportunity has arisen to acquire this **FOUR BEDROOMED DETACHED HOUSE** located in the popular Langney area of Eastbourne. The property offers ideal family accommodation having a spacious kitchen, utility, three reception rooms, four bedrooms - one having en-suite, family bathroom and there is ample off road parking. The property is also noted to benefit from gas fired central heating and double glazing. EPC = C



The property is conveniently located being within walking distance to schools and to local shops with the Langney Shopping Centre being approximately one and a half miles distant. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

*** DETACHED HOUSE * THREE RECEPTION ROOMS * KITCHEN * UTILITY * FOUR BEDROOMS *
EN-SUITE SHOWER ROOM * FAMILY BATHROOM * DRIVEWAY PARKING FOR SEVERAL VEHICLES
* GAS FIRED CENTRAL HEATING * DOUBLE GLAZING ***



The accommodation

Comprises:

Front door opening to:

Hall

Storage cupboard, radiator, understairs cupboard.

Living Room

14'11 x 11'4 (4.55m x 3.45m)

Decorative fireplace, radiator, doors opening onto rear garden.

Dining Room

10'1 x 8'1 (3.07m x 2.46m)

Radiator, window, coved ceiling.

Study

7' x 8' max into bay (2.13m x 2.44m max into bay)

Bay window, radiator.

Kitchen

17'7 x 9'2 (5.36m x 2.79m)

Range of wall and base units, work surfaces with tiled splashback, stainless steel sink, eye level oven, four ring gas hob with extractor fan over, space for dishwasher, space for washing machine, breakfast bar, doors opening onto rear garden.

Utility

7'4 x 5'6 (2.24m x 1.68m)

Ideal boiler, work surface with wall and base units, space for fridge freezer, space for tumble dryer.

Store Room

(Formerly the garage)

Unable to measure at time of instruction.

Cloakroom/wc

Low level wc, wash basin with mixer tap, mirrored wall unit, radiator, window.

Stairs rising from entrance hall to:

First Floor Landing

Cupboard housing hot water tank.

Bedroom 1

12'1 x 10'9 (3.68m x 3.28m)

Two windows to rear, radiator.



En-Suite Shower Room

Low level wc, wash basin with mixer tap with tiled surround and shelf over, shower cubicle, double glazed window, radiator.

Bedroom 2

12'11 x 8'4 (3.94m x 2.54m)

Radiator, two double glazed windows.

Bedroom 3

10'10" x 7'2 (3.30m' x 2.18m)

Two double glazed windows, radiator.

Bedroom 4

(Unable to measure at time of instruction).

Family Bathroom

Bath with shower attachment over, wash basin, low level wc, panelled walls, part tiled walls, window.

Outside

Garden

Level garden laid to patio.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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:

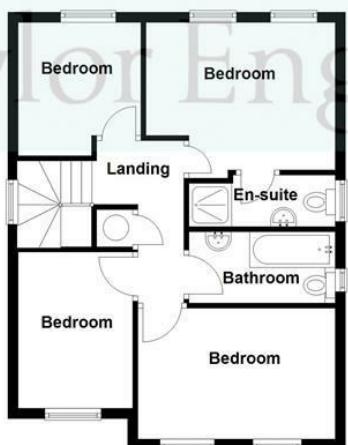
All appointments are to be made through TAYLOR ENGLEY.



Ground Floor
Approx. 69.9 sq. metres (752.6 sq. feet)



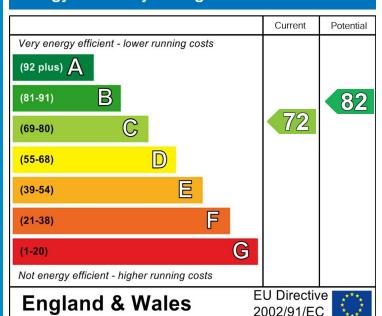
First Floor
Approx. 49.4 sq. metres (531.8 sq. feet)



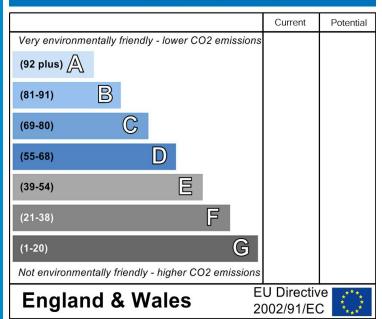
Total area: approx. 119.3 sq. metres (1284.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

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