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Taylor Engley



16 Carnforth Crescent, Eastbourne, East Sussex, BN23 8NJ

Asking Price £450,000 Freehold

A well-presented and thoughtfully EXTENDED FOUR BEDROOMED DETACHED FAMILY HOME, situated in the popular North Langney area of Eastbourne. Offering spacious accommodation, the property features an impressive extended sitting/dining room, a bay fronted fitted kitchen/breakfast room, two en-suite shower rooms, a family bathroom and a ground floor cloakroom. Outside, there is a landscaped rear garden together with driveway parking for approximately three vehicles. Additional benefits include gas-fired central heating, privately owned a solar panel system subsidising the annual electricity costs and double glazing. An ideal home for families seeking generous and well-appointed accommodation. EPC = C.



Situated in a popular residential setting within the North Langney area of Eastbourne, Carnforth Crescent is conveniently positioned for access to local amenities at the Langney Shopping Centre and bus services. Local schools can also be found within the Langney and nearby Stone Cross area and waterfront restaurants and leisure facilities at the Sovereign Harbour are approximately two and a half miles. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four and a half miles distant.

*** FOUR BEDROOMS * TWO EN-SUITES AND A FAMILY BATHROOM * EXTENDED SITTING/DINING ROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * WELL PRESENTED ACCOMMODATION * LANDSCAPED REAR GARDEN * DRIVEWAY PARKING FOR APPROXIMATELY THREE CARS * GAS FIRED CENTRAL HEATING * SOLAR PANEL SYSTEM SUBSIDISING THE ANNUAL ELECTRICITY COST * DOUBLE GLAZING ***



The accommodation

Comprises:

Front door to:

Entrance Hall

Engineered oak flooring, radiator with cover, cabinet housing consumer unit.

Cloakroom

Low level wc, pedestal wash hand basin, radiator, part tiled walls, tiled floor.

Sitting/Dining Room

21'3 max x 16'10 max (6.48m max x 5.13m max)

(21'3 plus door recess x 16'10 reducing to 14'10)

Feature extended double aspect room, engineered oak flooring, radiator with cover and vertical radiator, built-in storage cupboard, window to side and Bi-fold doors to rear.

Kitchen/Breakfast Room

17'6 x 9'1 (5.33m x 2.77m)

(17'6 plus bay, maximum measurements include depth of fitted units) Range of base and wall mounted cupboards, under cupboard lighting, granite worktops with upstand and tiled splash back, inset sink unit with mixer tap over, range of integrated appliances include, under counter electric oven, four burner gas hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine, wine cooler, central heating programmer radiator, downlighters, engineered oak flooring, bay window to front.

Stairs rising from entrance hall to:

First Floor Landing

Radiator with cover, airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

14'8 max x 11' max (4.47m max x 3.35m max)

Fitted wardrobe cupboards, radiator, loft hatch to roof space, outlook to front.

En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, chrome effect heated towel rail, fitted mirror, downlighters, window to rear.

Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

Range of fitted wardrobe cupboards, radiator, outlook to front.

En-Suite Shower room

Spacious tiled shower cubicle, pedestal wash hand basin, low level wc, tiled floor, fitted mirror, shaver point, downlighters, window to front.

Bedroom 3

10'11 x 8'9 (3.33m x 2.67m)

(10'11, plus door recess)

Radiator with cover, outlook to rear.

Bedroom 4

8'6 x 7'9 (2.59m x 2.36m)

Radiator, outlook to rear.

Family Bathroom

Bath with mixer tap, pedestal wash hand basin, low level wc part tiled walls, tiled floor, fitted mirror, chrome effect heated towel rail, downlighters, window to side.

Former Garage

Now divided into two areas.

Area 1

13'1 max x 10' max (3.99m max x 3.05m max)

Currently used as a gym, but has potential for a home office if desired, Ideal wall mounted gas fired boiler, light and power, door to rear garden.

Area 2

10'3 x 6'3 (3.12m x 1.91m)

Currently used for storage, with up and over door to front light and power.

Driveway Parking

Block paved driveway parking for approximately three cars.

Front Garden

Open plan lawned area extending to the side of the property, with a hedge row.

Rear Garden

Landscaped rear garden enjoying a south westerly aspect, spacious patio area to the immediate rear, area of lawn, outside tap, outside lighting,

NB

Service charge Expenditure - Estate for period 1 May 2026 to 30 April 2027 £362.05

(All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District 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.

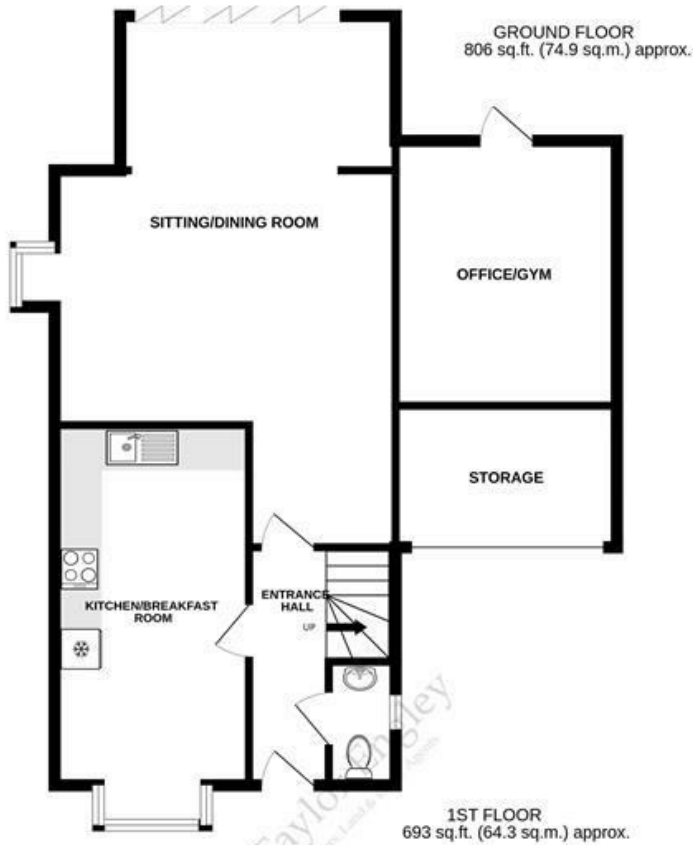
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



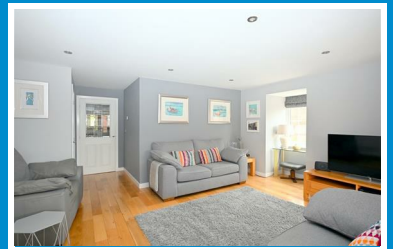
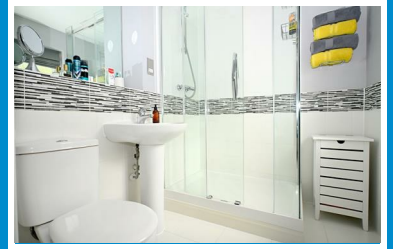






TOTAL FLOOR AREA : 1499 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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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