



BROOK GAMBLE



31 Langney Green, Eastbourne, BN23 6HY

£349,950

Situated in a cul-de-sac location and backing directly onto a quiet canal, this 2 bedroom semi-detached bungalow offers good sized accommodation. The bungalow itself requires some modernisation and redecoration and offers much scope for improvement and extension, subject to usual planning permissions and consents. There is a good sized attic with window, and a large conservatory. A particular feature of the bungalow is the delightful rear garden which leads directly onto the peaceful waterway behind. This tranquil setting is complimented by paved and decked patios. The property further benefits from a large driveway and garage with electric door, as well as gas central heating and uPVC double glazing. Being sold chain free, an internal inspection is recommended. Sole Agents.

Entrance Porch

Frosted UPVC double glazed front door with frosted UPVC double glazed window, opening into Entrance Porch; with tiled steps up to frosted glazed inner door with side screen' opening into Entrance Hal.

Entrance Hall

Radiator, linen cupboard housing insulated cylinder with slatted shelving above. Hatch to loft space (with loft ladder, velux window, partial boarding), wall mounted thermostat.

Lounge 19'9 x 11'11 (6.02m x 3.63m)

Tiled fireplace and hearth, with electric flame effect fire. Two radiators, wall lights, UPVC double glazed window to front.

Kitchen / Breakfast Room 14'10 x 9'7 (4.52m x 2.92m)

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over. Space for electric oven with cooker hood above. Range of matching wall units, cupboard housing wall mounted gas boiler. Radiator, UPVC double glazed window to side. UPVC double glazed window to front aspect.

Bedroom 1 14' x 9' (4.27m x 2.74m)

Range of built-in bedroom furniture including wardrobe cupboards, overhead storage cupboards, display shelving, bedside cabinets and chest of drawers. Radiator, UPVC double glazed window to rear.

Bathroom

Panelled bath, low flush WC, wash basin inset into vanity unit, shower cubicle with tiled walls, glazed screen, wall mounted shower unit and handheld shower attachment, mirror fronted vanity cupboard, wall light, radiator, tiled walls, heated towel rail, frosted UPVC double window to side.

Bedroom 2 11'8 x 11' (3.56m x 3.35m)

With built-in bedroom furniture including shelving and high-level cupboards, radiator, UPVC double glazed sliding patio door opening into Conservatory.

Conservatory 19'4 x 10'7 (5.89m x 3.23m)

Radiator, pitched glazed roof, UPVC double glazed windows to 3 sides. UPVC double glaze double doors opening onto Rear Garden.

Outside

The rear garden is terraced with lawn, mature flowerbeds and borders, patio area, decked terracing with steps down to lower patio and pathway to the waters edge. There is a timber storage shed/summer house measuring 8' x 5'9, with glazed double doors and windows, and a further timber storage shed measuring approximately 15' by approximately 8'. There is a

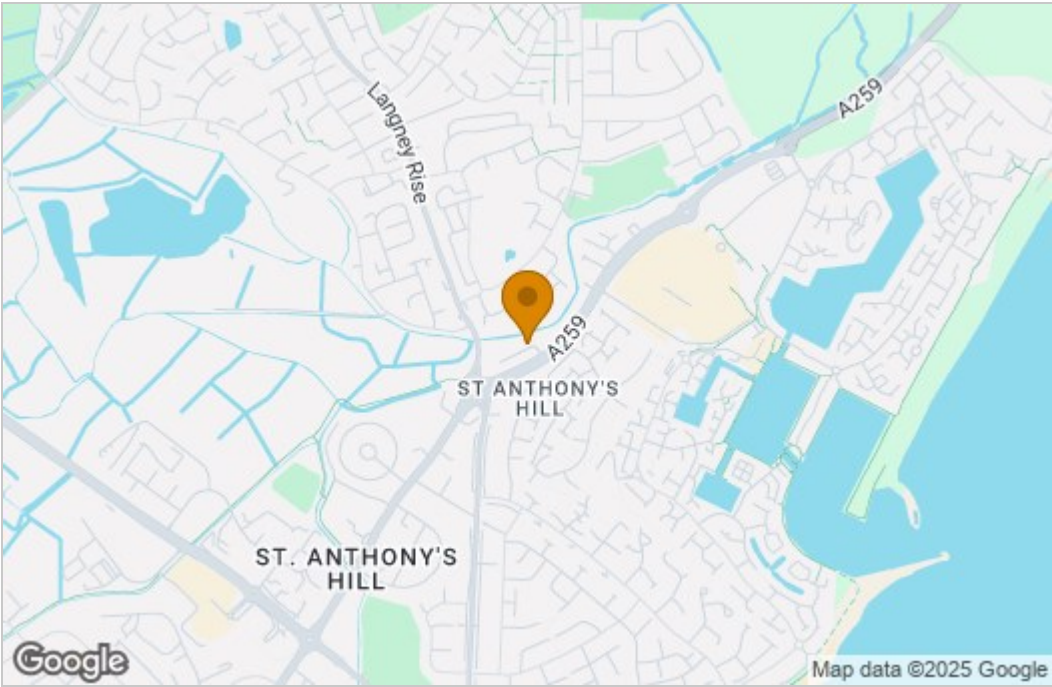
gate for side access.

To the front the driveway gives off street parking and also access to the Garage which measures 16' x 7'9;with power supply and electric and over door and further personal door frosted window to the rear garden.

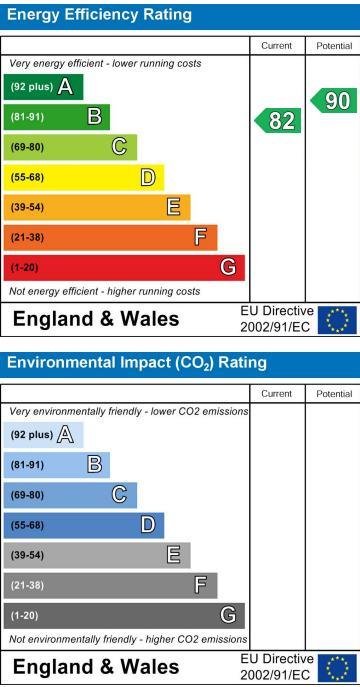
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.