

Valuers, Land & Estate Agents

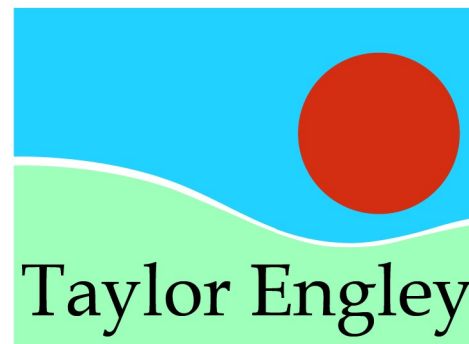
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10 Durrell Close, Langney, Eastbourne, East Sussex, BN23 7AN

Guide Price £379,950 Freehold

Taylor Engley are pleased to offer to the market this **THREE BEDROOMED DETACHED BUNGALOW** forming part of this development, located in the Langney area of Eastbourne. The property is considered to provide deceptively spacious accommodation having the benefit of gas fired central heating and upvc double glazing. Features include spacious living room, extensive lawned gardens to front, side and rear, garage with ample driveway parking. EPC = D



Local shops and amenities are available in nearby Langney Shopping Centre with a regular bus service passing along Priory Road. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** ENTRANCE HALL * LIVING ROOM * FITTED KITCHEN * DINING ROOM/OPTIONAL BEDROOM * TWO FURTHER BEDROOMS * SHOWER ROOM/WC * ON-SITE GARAGE * DRIVEWAY PARKING FOR SEVERAL VEHICLES * EXTENSIVE LAWNED GARDENS TO FRONT, SIDE AND REAR ***



The accommodation

Comprises:

Double glazed front door opening onto:

Entrance Hall

Concealed radiator, hatch to insulated loft, thermostat, airing cupboard with copper lagged tank, immersion switch and slatted shelving.

Living Room

16'6 x 11'1 (5.03m x 3.38m)

Upvc windows to front, radiator, television point, satellite point, coved ceiling, telephone point.

Kitchen

11'6 x 8'9 (3.51m x 2.67m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, four burner gas hob with extractor above and oven and grill below, space for fridge and freezer, shelved larder, concealed Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water, full tiled walls in complimentary tiling, upvc window to rear and adjacent door providing access to rear garden.

Bedroom 1

11'5 x 10'10 (3.48m x 3.30m)

Upvc windows to rear, coved ceiling, radiator.

Bedroom 2

12'4 x 8'9 (3.76m x 2.67m)

(Currently used as dining room)

Upvc windows to front, radiator.

Bedroom 3

10'9 x 8'9 (3.28m x 2.67m)

Upvc windows to rear, radiator, built-in double wardrobe.

Bathroom/Wc

8'5 x 5'5 (2.57m x 1.65m)

Currently configured as a shower room.

Comprising double shower cubicle with thermostatic shower unit over, pedestal wash hand basin with chrome fittings, low level wc, fully tiled walls, radiator.

Rear Garden

Being a particular feature of the property with extensive lawned areas to sides and rear, close board fencing to sides.

Driveway Parking

For several vehicles.

Garage

Up and over door.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

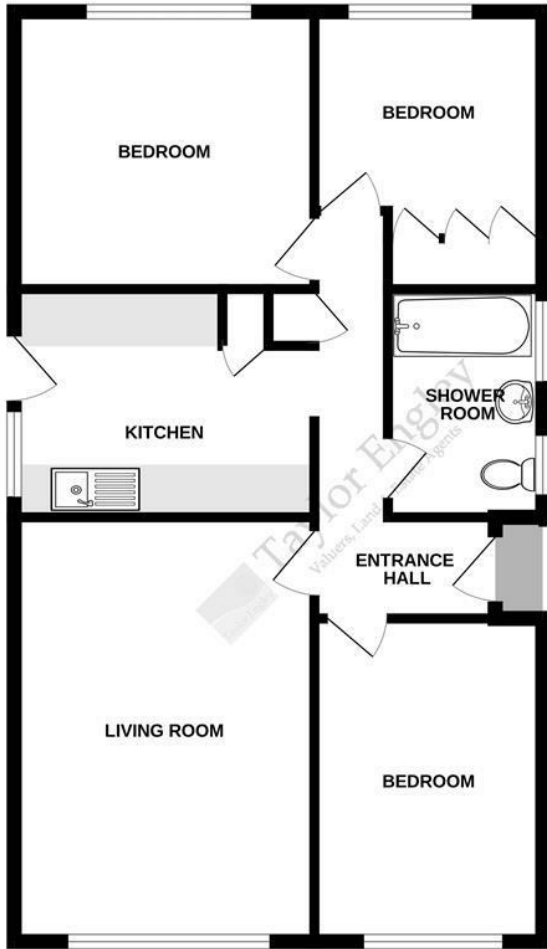
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

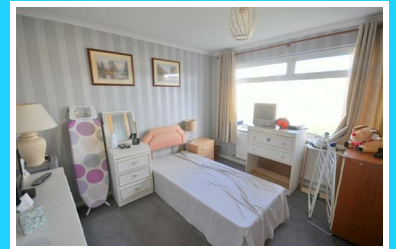


GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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.

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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