

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



94 Sevenoaks Road, Langney, Eastbourne, East Sussex, BN23 7LQ
Guide Price £349,950 Freehold

An excellent opportunity arises to acquire this well presented and **DECEPTIVELY SPACIOUS THREE BEDROOMED DETACHED BUNGALOW**, in this favoured Langney area of Eastbourne. The property benefits from sealed unit double glazing, gas fired central heating, modern kitchen and bathroom and is being marketed Chain Free. Features include a 20'9 x 14' max lounge/dining room, modern kitchen and bathroom, separate wc, three bedrooms, gardens to front and rear and a garage in a nearby block.



Regular bus services pass along Sevenoaks Road whilst local shopping facilities are available at the nearby Langney shopping Centre. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three miles distant.

*** FAVOURED LANGNEY LOCATION * SPACIOUS LOUNGE/DINING ROOM * MODERN KITCHEN * RECENTLY UPGRADED BOILER * THREE BEDROOMS * BATHROOM * SEPARATE WC * LOW MAINTENANCE GARDENS * GARAGE IN NEARBY BLOCK * CHAIN FREE * CLOSE TO SHOPS AND AMENITIES ***



The accommodation

Comprises:

Upvc double glazed sliding doors to:

Entrance Lobby

12'4 x 4'2 (3.76m x 1.27m)

Upvc double glazed front door opening to:

Entrance Hall

Two storage cupboards, hatch to insulated loft, further storage cupboard housing Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water.

Cloakroom/Wc

Low level wc, corner mounted wash hand basin with chrome fittings, obscure upvc window to side.

Living Room

20'8 x 14' (6.30m x 4.27m)

(14' narrowing to 11')

Upvc windows to front which were recently replaced in 2023, television aerial point, double casement doors to hall, serving hatch to kitchen, two radiators, coved ceiling.

Kitchen

12' x 7' (3.66m x 2.13m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset single drainer sink unit with chrome fittings, inset four burner Belling electric hob with extractor above and electric oven below, plumbing and space for washing machine, tumble dryer, fridge and freezer, Upvc door to side providing front and rear access, windows to side, laminate beech flooring.

Inner Hall

Bedroom 1

11'10 x 10' (3.61m x 3.05m)

Upvc windows to rear, coved ceiling, double radiator, built-in double wardrobes.

Bedroom 2

9'10 x 8'6 (3.00m x 2.59m)

Upvc double glazed French doors to rear garden, radiator, coved ceiling.

Bedroom 3

9'1 x 8'1 (2.77m x 2.46m)

Upvc windows to front, built-in double wardrobes, double radiator.

Bathroom

5'7 max x 5'5 (1.70m max x 1.65m)

Upvc obscure window to side, white suite comprising panelled bath with mixer tap, shower attachment, vanity hand wash basin with chrome fittings, chrome heated towel rail, fully tiled walls, complimentary floor tiling.

Outside

Garage

19'2 x 7'9 (5.84m x 2.36m)

In nearby block - number 4 - having up and over door.

Front Garden

Principally laid to ornate attractive styled patio for ease of maintenance with pathway to front door, additional access to side providing direct access to rear garden

Rear Garden

Principally laid to lawn with ornate herbaceous borders to sides, close boarded fencing to rear the gated access to garage in a nearby block

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:

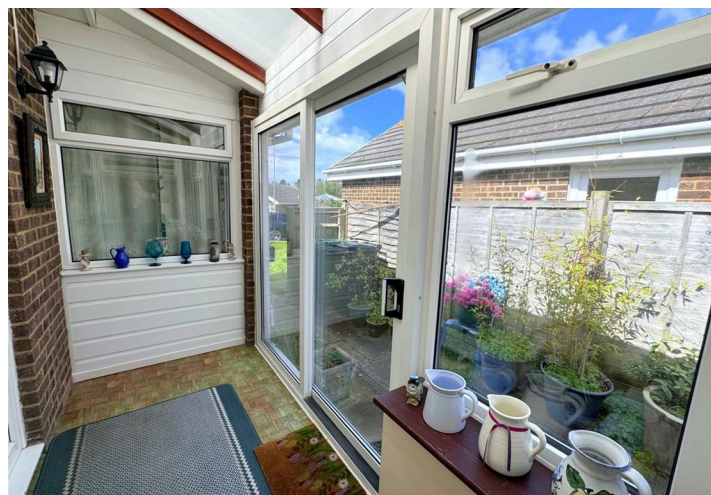
www.checker.ofcom.org.uk

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.

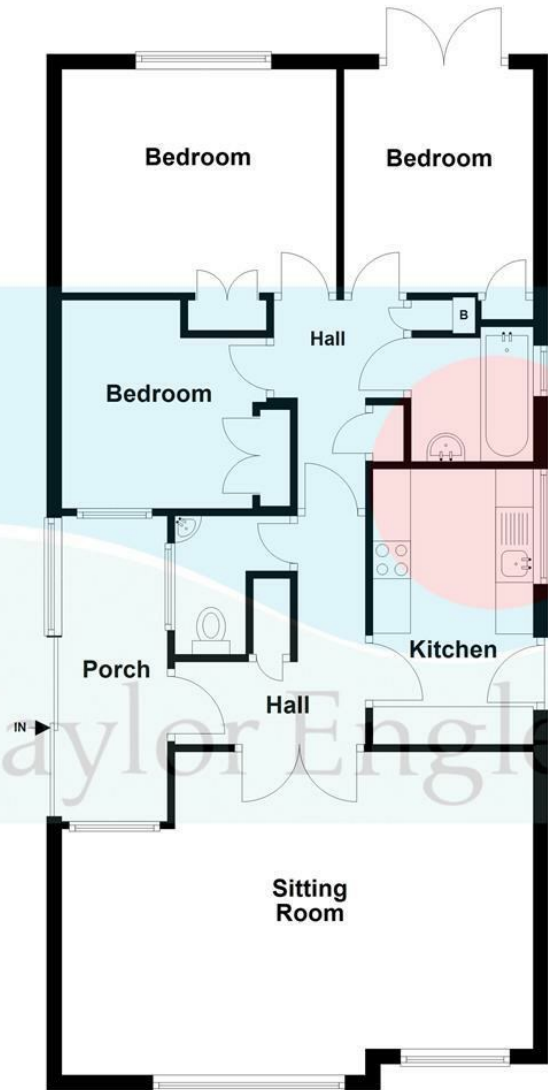
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



Ground Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(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 (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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750