

Valuers, Land & Estate Agents

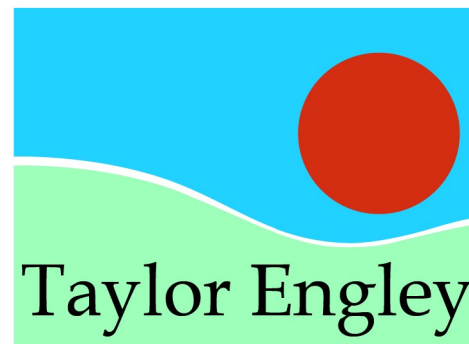
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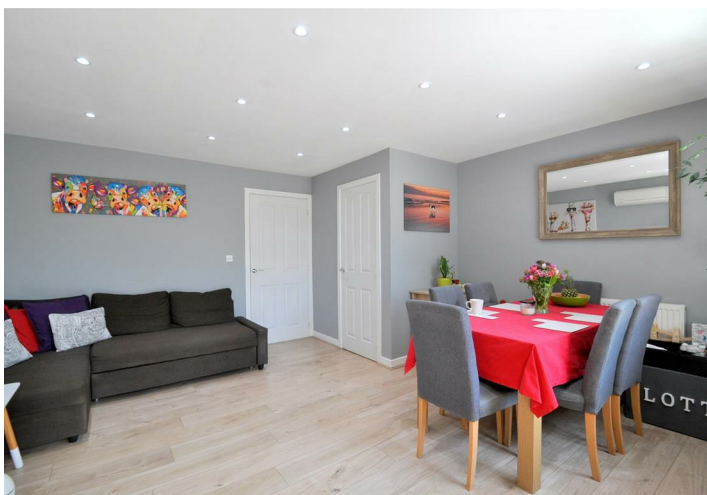
Guide Price £329,500 Freehold

Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOMED SEMI-DETACHED HOME**, located in this popular North Langney location. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating, a solar panel system which is understood to subsidise the annual electricity cost and double glazed windows. Features include a spacious living room, fitted kitchen, driveway parking, garage (currently used as a utility room) and a rear garden enjoying a south to south westerly aspect. To fully appreciate this property an internal viewing is highly recommended.



The property is located in the popular North Langney area. Bus services pass along the nearby Friday Street whilst the Langney Shopping Centre is approximately one mile distant. Schools for most age groups can be found within the Langney district and Eastbourne's town centre which offers a comprehensive shopping facilities and mainline railway station is approximately five miles distant.

*** WELL PRESENTED HOME * CONSTRUCTED BY TAYLOR WIMPEY * VERY GOOD DECORATIVE ORDER * GAS FIRED CENTRAL HEATING * SOLAR PANEL SYSTEM UNDERSTOOD TO SUBSIDISE THE ANNUAL ELECTRICTY COST * DOUBLE GLAZED WINDOWS * SPACIOUS LIVING ROOM * FITTED KITCHEN * TWO BEDROOMS * BATHROOM * DRIVEWAY PARKING * GARAGE - CURRENTLY USED AS UTILITY ROOM * REAR GARDEN ENJOYING A SOUTH TO SOUTH WESTERLY ASPECT ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Tiled floor, radiator, downlighters, consumer unit.

Cloakroom

Low level wc, pedestal wash hand basin with tiled splashback, tiled floor, downlighters, window to front.

Living Room

15'1 max x 14'8 max (4.60m max x 4.47m max)
(14'8 max reducing to 11')

Spacious room with outlook to rear, built-in storage cupboard, air conditioning unit, two radiators, window to rear, double doors opening to rear garden.

Fitted Kitchen

11'11x 7' (3.63mx 2.13m)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space and plumbing for dishwasher, Logic electric oven, four burner gas hob with extractor fan over, tiled walls, space for fridge/freezer, radiator, wall mounted cupboard housing Worcester gas fired boiler, outlook to front.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space, radiator.

Bedroom 1

14'8 max x 10' max (4.47m max x 3.05m max)

Built-in cupboard, downlighters, air conditioning unit, two windows with outlook to rear having far reaching views towards the South Downs in the distance.

Bedroom 2

14'8 max x 9'5 max (4.47m max x 2.87m max)

Radiator, downlighters, outlook to front.

Bathroom

Bath with shower unit over, shower screen, pedestal wash hand basin, low level wc, chrome effect heated towel rail, downlighters, window to side, connecting door to bedroom 1 and landing.

Outside

Rear Garden

Enjoying a south to south westerly aspect having patio area to immediate rear, outside tap, lawned area and timber shed.

Garage

19'10 max x 9'10 max (6.05m max x 3.00m max)

(19'10 max to up and over door x 9'10 max reducing to 6'8 to staircase)

Maximum overall measurements provided include depth of all internal fittings and structures. Currently used as utility room - having range of fitted base units, air conditioning unit, power, fitted staircase rising to store room.

Loft Storage

8'10 x 6'11 (2.69m x 2.11m)

maximum measurements provided including depth of sloped ceiling. Velux window to front, connecting door to:

Shower Room

Tiled shower cubicle with Triton shower unit, pedestal wash hand basin, low level wc connecting to macerator, downlighters.

Driveway Parking

To front of garage.

NB

We are informed by our client that there is an annual service charge for the period starting on 1 May 2023 to the 30 April 2024 of £323.45, Wildheart Residential Management.

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council - currently £1,916.82 until March 2025

BROADBAND AND MOBILE PHONE CHECKER:

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

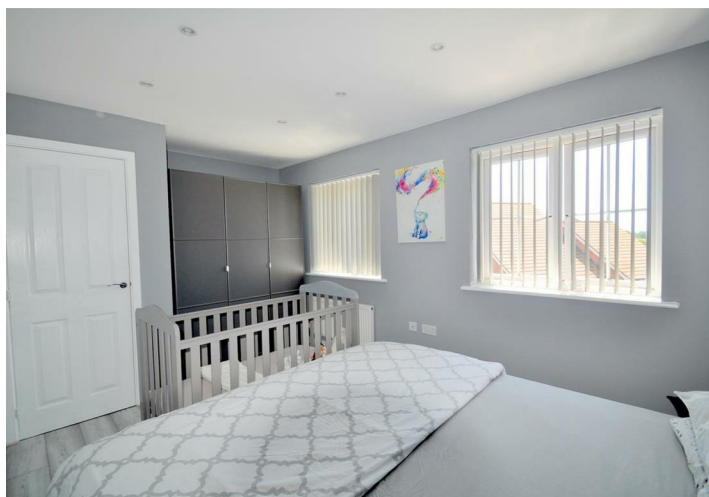
www.checker.ofcom.org.uk

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:

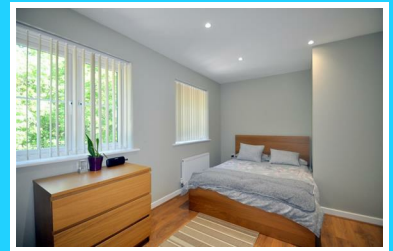
All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA: 1149 sq.ft. (106.8 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			91
(81-91) B		78	
(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.

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