

**Valuers, Land & Estate Agents**

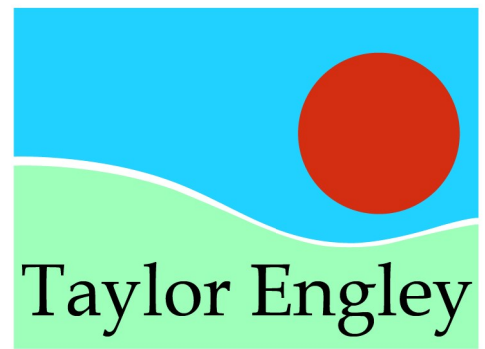
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**18 Nightingale Close, Langney, Eastbourne, East Sussex, BN23 7RH**

**Offers In Excess Of £300,000 Freehold**

**Taylor Engley are delighted to offer to the market this TWO BEDROOMED SEMI-DETACHED CHALET BUNGALOW SITUATED ON A CORNER PLOT, located in the popular 'Birds Estate' at Langney.**

**Features include gas fired central heating, two bedrooms, fitted kitchen, bay fronted spacious living/dining room, conservatory, garage, driveway parking and gardens to front, side and rear. The property is being offered to the market Chain Free and an internal viewing is highly recommended.**

**EPC=D.**



The property is conveniently located within the Langney area of Eastbourne being within walking distance of the Langney Shopping Centre and local bus services. Eastbourne's town centre with its range of comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

**\* CHAIN FREE \* SEMI-DETACHED BUNGALOW LOCATED ON A CORNER PLOT \* FITTED KITCHEN  
 \* BAY FRONTED SPACIOUS LIVING/DINING ROOM \* CONSERVATORY \* TWO BEDROOMS \*  
 GARAGE \* DRIVEWAY PARKING \* GARDENS TO FRONT, SIDE AND REAR \* GAS FIRED CENTRAL  
 HEATING \* POPULAR LANGNEY LOCATION \* CLOSE TO SHOPPING FACILITIES \***



## The accommodation

Comprises:

### Entrance Porch

Radiator, dado rail, window to side, front door opening to:

### Hall

Radiator, dado rail, cupboard housing gas meter.

### Bay Fronted Living/Dining Room

25'7 max x 13'2 max (7.80m max x 4.01m max )  
(25'7 max into chimney breast)

Three radiators, coved ceiling, electric fire, bay window to front, further window to front, stairs rising to first floor second bedroom.

### Kitchen

13' x 8'5 (3.96m x 2.57m)

Range of wall and base units, work top surfaces, upstand, stainless steel sink, four ring electric hob with extractor fan over, Hotpoint eye level double oven, space for under counter fridge and freezer, space and plumbing for washing machine, window to front.

### Conservatory

23'9 x 7'7 max (7.24m x 2.31m max)

Double doors opening to garden, two radiators, tiled floor.

### Master Bedroom

13'4 x 11'9 (4.06m x 3.58m)

Window, radiator, built-in wardrobes with bridging unit over.

### Bedroom 2

17'3 x 6'8 (5.26m x 2.03m)

(Accessed via the Living/Dining room)

Radiator, window, eaves storage.

### Outside

#### Rear Garden

Patio area to immediate rear, low maintenance

garden with flower beds and shrubs, trees, pathway with pebble stones to either side, access to garage, shed, covered bin storage area.

### Garage

(Unable to measure at time of instruction).

Up and over door, power and lighting.

### Side Garden

Lawned garden area to side.

### Front Garden

Laid mainly to lawn, pathway to front door.

### Driveway Parking

To in front of garage.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

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

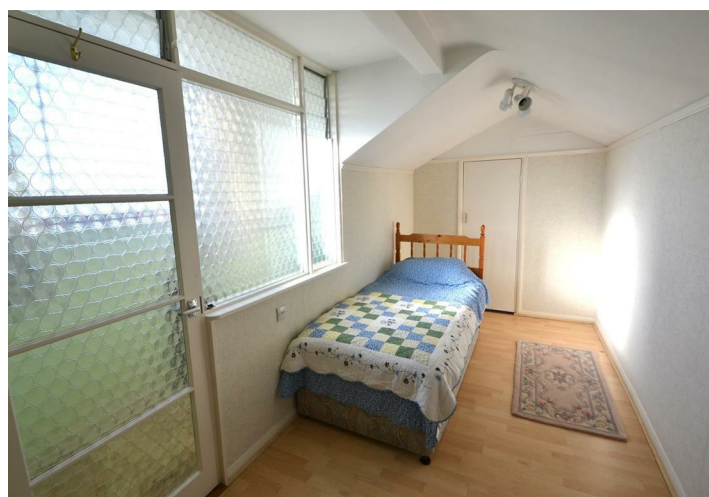
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

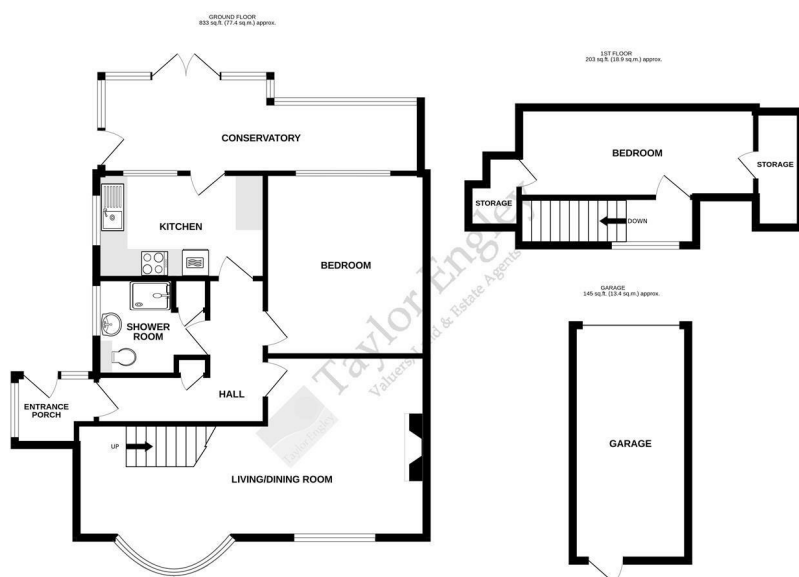
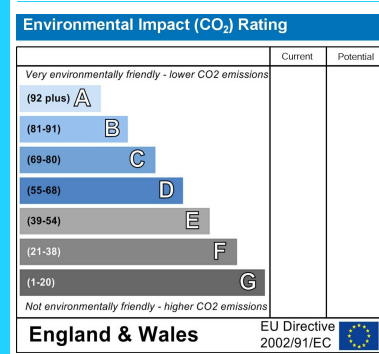
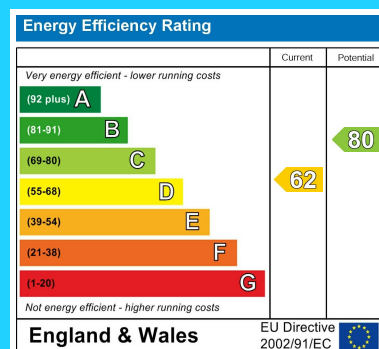
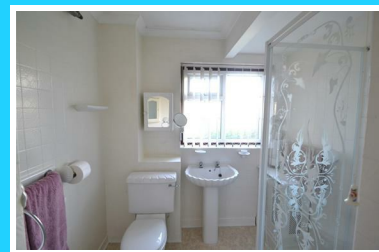
### FOR CLARIFICATION:

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 : 1182 sq.ft. (109.8 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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**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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