

Valuers, Land & Estate Agents

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28 Hardy Drive, Langney Point, Eastbourne, East Sussex, BN23 6ED

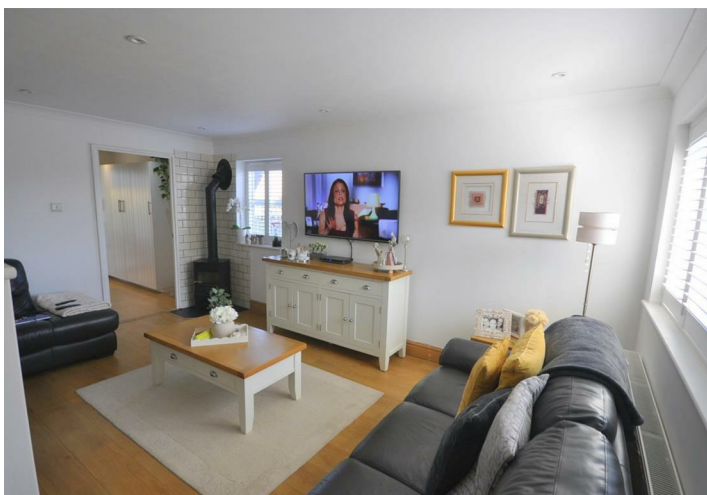
Guide Price £309,950 Freehold

An opportunity to purchase this well presented and DECEPTIVELY SPACIOUS TWO BEDROOMED SEMI-DETACHED HOME, in this favoured Langney Point area of Eastbourne. The property is noted to benefit from sealed unit double glazing, gas fired central heating, modern fitted kitchen, re-fitted bathroom and is considered to be in good decorative order throughout. Additionally, the property offers a spacious conservatory to rear, on-site garage with driveway parking and is considered to be in good decorative order throughout. EPC=D.



The property is conveniently located being within close proximity of the coastline, Sovereign Harbour and leisure facilities at the Sovereign Centre. Local shops and local bus services are located in nearby Beatty Road whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately two and a half miles distant.

*** FAVOURED LANGNEY POINT LOCATION * BEAUTIFULLY PRESENTED THROUGHOUT *
ENTRANCE PORCH * LIVING ROOM * RE-FITTED KITCHEN * SPACIOUS CONSERVATORY * TWO
BEDROOMS * RE-FITTED BATHROOM/WC * LAWNED WESTERLY FACING GARDENS TO REAR *
GARAGE * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE
GLAZING * VENDORS SUITED ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Porch

Laminate Walnut flooring, coved ceiling, wall mounted fuse box.

Living Room

16'6 x 12'7 (5.03m x 3.84m)

Upvc windows to front and side, laminate Walnut flooring, television point, satellite points, log burning stove, coved ceiling, radiator.

Conservatory

11'1 x 7'10 (3.38m x 2.39m)

Being part brick and part upvc construction with Poly Carbonate thermal roofing, French doors to rear garden, Upvc windows.

Kitchen

12'8 10'5 (3.86m 3.18m)

Modern fitted kitchen with a range of matching eye and base level units with complimentary moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, four burner electric hob with chimney extractor above and electric oven below, radiator, range of matching drawer units, upvc windows to rear, door providing access to conservatory.

Stairs rising from living room to:

First Floor Landing

Hatch to boarded loft, a combination boiler is mounted in the loft for the provision of gas fired central heating and domestic hot water.

Bedroom 1

12'7 x 9'5 (3.84m x 2.87m)

Upvc windows to front, radiator, built-in double wardrobes, television point, laminate Oak flooring.

Bedroom 2

14'6 x 6'6 (4.42m x 1.98m)

Upvc windows to rear, radiator, laminate Oak flooring, coved ceiling.

Bathroom

8'10 x 5'9 (2.69m x 1.75m)

Recently re-fitted with a white suite comprising panelled bath with two shower units over one being a rain forest shower unit and the other hand held, vanity wash hand basin with mixer tap, low level wc, chrome heated towel rail, upvc window to rear.

Garage

Located adjacent to the property having up and over door, with additional parking for one vehicle

Rear Garden

Enclosed with gated side access and fence surround, outside tap, principal area laid to lawn, paved seating area and shrub borders.

Front Garden

Provides off road parking for one vehicle in front of the garage. Lockable storage cupboard housing meters and further storage if required.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

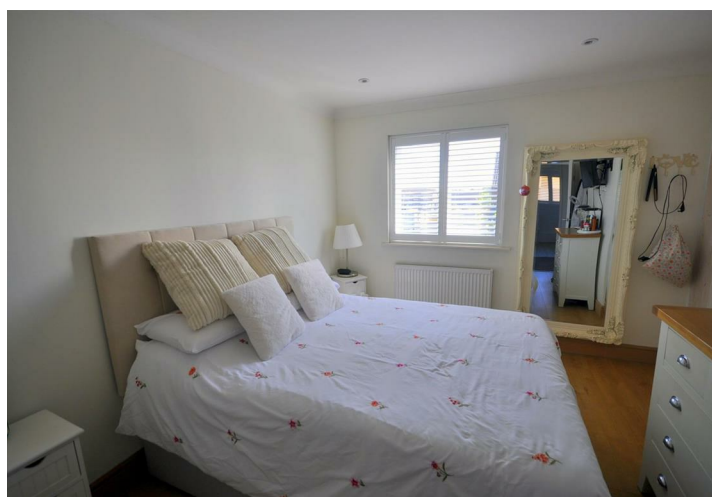
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

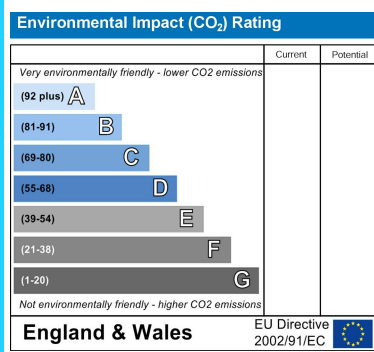
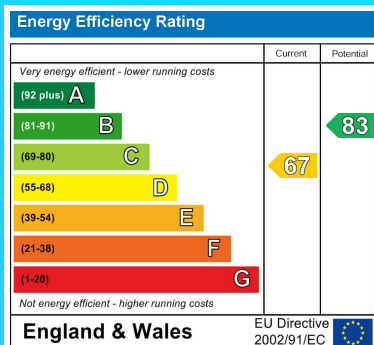
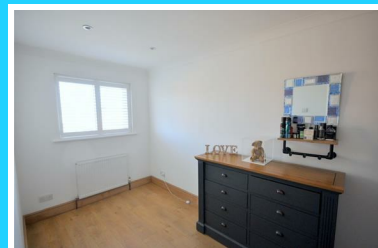
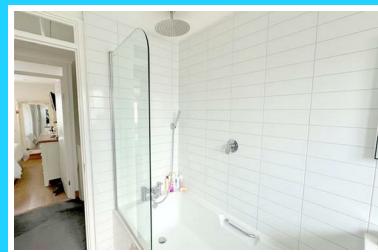
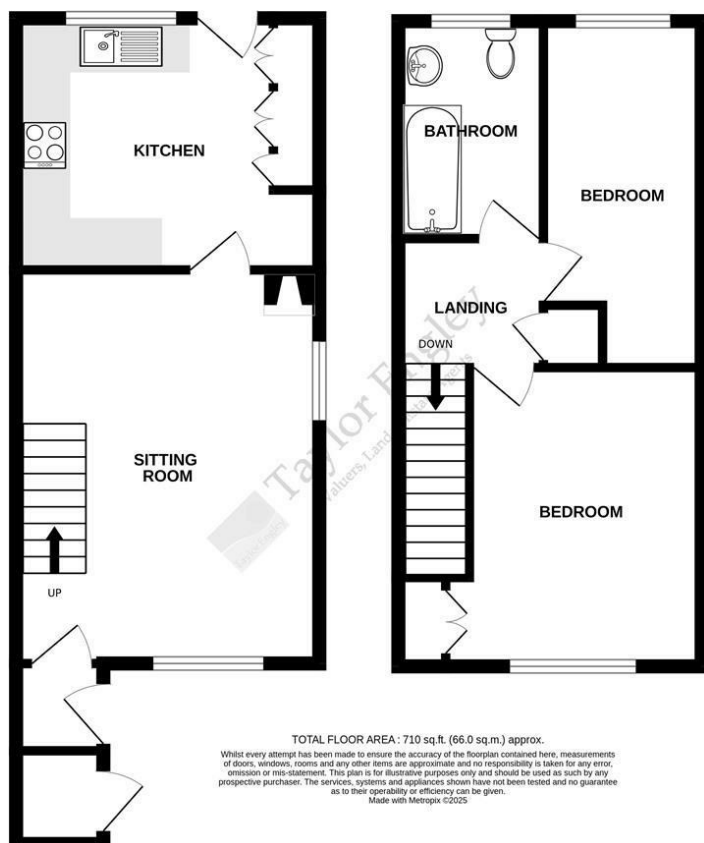
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



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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