

**Valuers, Land & Estate Agents**

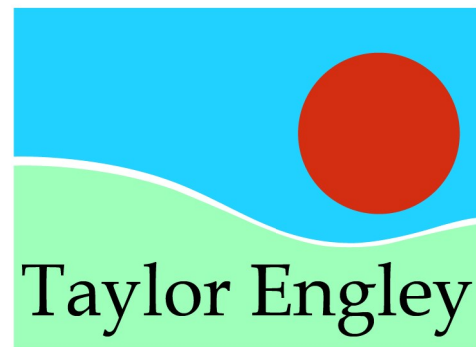
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**19 Beatty Road, Langney Point, Eastbourne, East Sussex, BN23 6DL**

**Guide Price £350,000 Freehold**

**An excellent opportunity to purchase the WELL PRESENTED THREE BEDROOMED SEMI DETACHED HOME IN THIS FAVOURED LANGNEY POINT LOCATION. The property is offered with gas fired central heating, Upvc double glazing, 25ft conservatory, modern kitchen and is considered in good decorative order throughout. Additionally the property offers on site garage, driveway parking and gardens to rear and is available chain free. Local shops are available within the road, bus services pass by the property and Eastbourne's town centre is approximately two miles distant.**





**\* ENTRANCE PORCH \* HALLWAY \* LIVING ROOM \* MODERN KITCHEN \* 25'0 CONSERVATORY \* UTILITY ROOM \* THREE FIRST FLOOR BEDROOMS \* BATHROOM \* SEPARATE WC \* ON SITE GARAGE \* DRIVEWAY PARKING FOR SEVERAL VEHICLES \* LOW MAINTENANCE GARDENS TO REAR \* CHAIN FREE \***

**Proceeding from the Seafront East via Royal Parade, continue past the Pier, to the roundabout which is adjacent to the Sovereign Centre. Take the 3rd exit in to Princes Road and then 1st right in to Beatty Road, proceed along Beatty Road where the property will be found shortly on the left hand side before the shopping parade situated on the right hand side.**



### **ENTRANCE LOBBY**

Sliding access door to lobby

### **HALLWAY**

With under stairs storage cupboard, coved ceiling, thermostat for the gas central heating, double radiator.

### **LIVING ROOM**

23'10 x 12'0 narrowing to 9'9 (7.26m x 3.66m narrowing to 2.97m )

Upvc windows to front, double radiator, coved ceiling television aerial point, Openreach telephone point, radiator, satellite points

### **MODERN KITCHEN**

With a comprehensive range of matching cream fronted eye and base level units with complimentary rolled edge moulded worktop surfaces with inset one and a half bowl stainless steel sink unit with chrome mixer taps, four burner stainless steel gas hob with chimney extractor above, electric oven below, space for fridge freezer, part tiled walls, door to

### **UTILITY ROOM**

7'5 x 7'2 (2.26m x 2.18m )

Upvc window and adjacent door to conservatory. Internal door to garage. Space and plumbing for washing machine and tumble drier.

### **CONSERVATORY**

25'0 x 9'8 (7.62m x 2.95m )

Being part brick and Upvc construction with polycarbonate thermal roofing, two wall light points and satellite points, access doors to garden

### **LANDING**

With airing cupboard with copper lagged tank, immersion switch and slatted shelving

### **BEDROOM ONE**

11'7 x 10'8 (3.53m x 3.25m )

Upvc windows to front, radiator, coved ceiling

### **BEDROOM TWO**

12'2 x 9'2 (3.71m x 2.79m )

Upvc windows to rear, radiator, coved ceiling, hatch to loft

### **BEDROOM THREE**

7'0 x 6'0 (2.13m x 1.83m)

Upvc window to front with coved ceiling, radiator, built in single wardrobe

### **BATHROOM**

5'6 x 5'2 (1.68m x 1.57m )

Contemporary white suite comprising paneled bath with chrome mixer taps and separate thermostatic shower unit over, radiator, pedestal hand wash basin with chrome fittings, fully tiled walls, upvc obscure windows to rear

### **SEPARATE WC**

Low level wc obscure window to rear

### **INTEGRAL GARAGE**

16'6 x 8'0 (5.03m x 2.44m )

With up and over door, power and light, gas meter, wall mounted electric fusebox

### **DRIVEWAY PARKING**

For several vehicles

### **FRONT GARDEN**

Raised borders to sides and front

### **REAR GARDEN**

Low maintenance gardens to rear with patio area and raised decking area with close boarded fencing to sides and rear.

### **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 ENGLEBY.



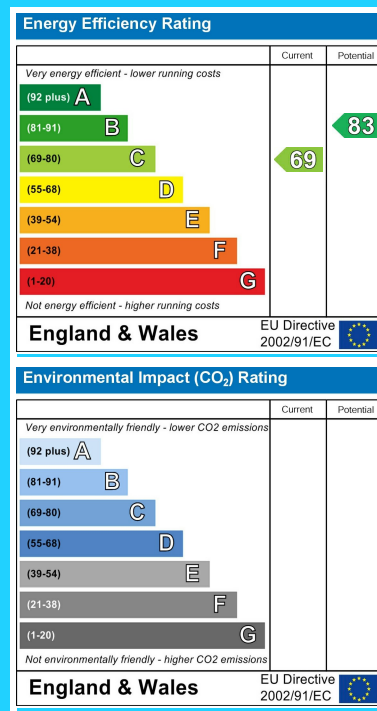
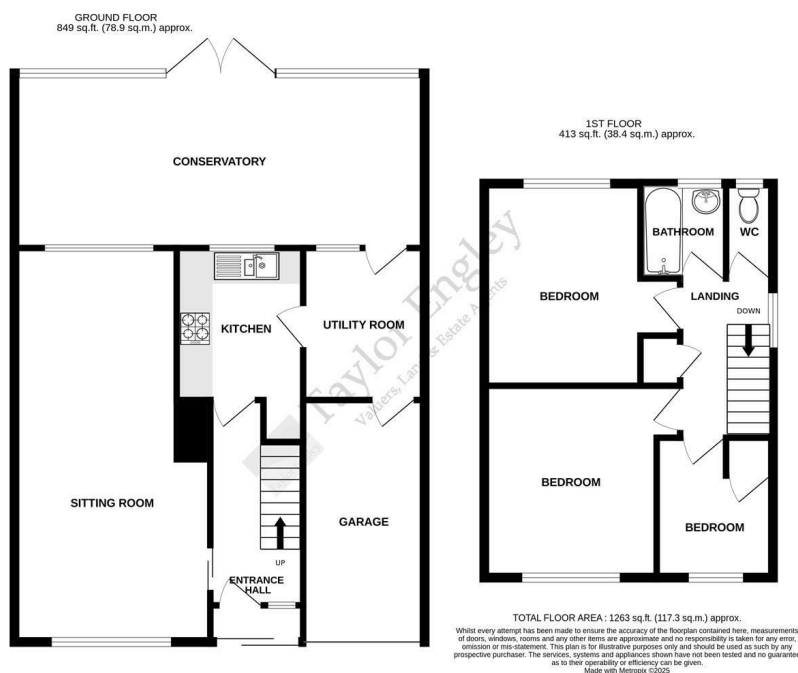












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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