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Taylor Engley



20 Kingfisher Drive, Langney, Eastbourne, East Sussex, BN23 7RE

Asking Price £315,000 Freehold

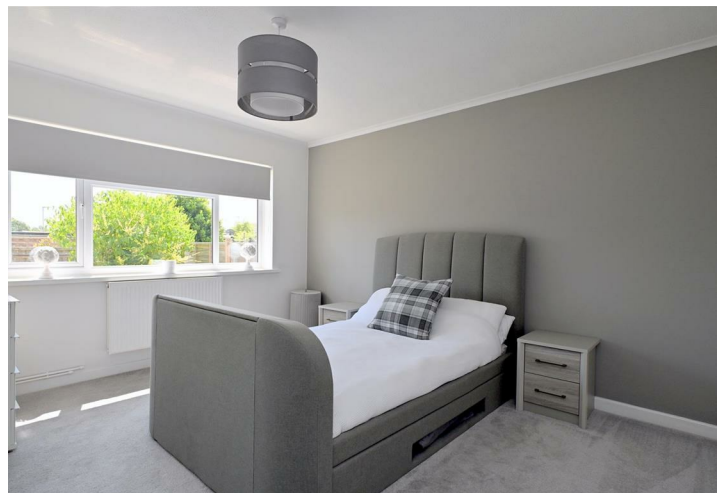
Taylor Engley are delighted to offer to the market this well presented and much improved TWO DOUBLE BEDROOMED SEMI DETACHED BUNGALOW, located on the popular Birds estate at Langney. The property is considered to be in excellent decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a re-fitted kitchen with integrated oven, hob and fridge/freezer, re-fitted bathroom suite, driveway parking and an adjacent garage.

There are gardens to front and rear, the rear being level and enjoying a south easterly aspect.



The bungalow is considered to occupy a most convenient location within the Langney area being within walking distance of the Langney Shopping Centre and bus services. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED AND MUCH IMPROVED * RE-FITTED KITCHEN & RE-FITTED BATHROOM * LIVING ROOM * TWO DOUBLE BEDROOMS * DRIVEWAY PARKING * GARAGE * LEVEL REAR GARDEN WITH SOUTH EASTERLY ASPECT * GAS FITRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CONVENIENT LOCATION FOR LOCAL SHOPS AND BUS SERVICES * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Laminate flooring, recess with shelving, built in store cupboard, radiator, loft hatch to roof space.

Living Room

14'11 x 11'9 (4.55m x 3.58m)

Laminate flooring, radiator, feature acoustic wall panel, outlook to front.

Fitted Kitchen

10'1 max x 8'4 max (3.07m max x 2.54m max)
(maximum measurements include depth of fitted units)

Re-fitted kitchen comprises, worksurface with upstand, inset single drainer sink unit, range of base units, wall mounted cupboard, integrated fridge/freezer, under counter Bosch electric oven, Smeg electric hob with extractor fan over, cupboard housing Glow Worm wall mounted gas fired boiler, space and plumbing for washing machine, tiled floor, downlighters, door to side and outlook to front.

Bedroom 1

13'4 max x 10'10 (4.06m max x 3.30m)
(10'10 extending to 12'4 max into recess)

Radiator, outlook to rear.

Bedroom 2

11' x 10'4 (3.35m x 3.15m)

Built-in wardrobe cupboard, radiator, outlook to rear.

Bathroom

Re-fitted bathroom comprises, bath with mixer tap and shower attachment, wash hand basin set into drawer unit, low level wc, heated towel rail, part tiled walls, medicine cabinet with lighting, downlighters, window to side.

Garage

Adjacent garage, (not inspected at time of instruction).

Driveway Parking

Front Garden

Being laid mainly to lawn.

Rear Garden

Level rear garden enjoying a south easterly aspect, patio to immediate rear, area of lawn and shingle bed.

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:

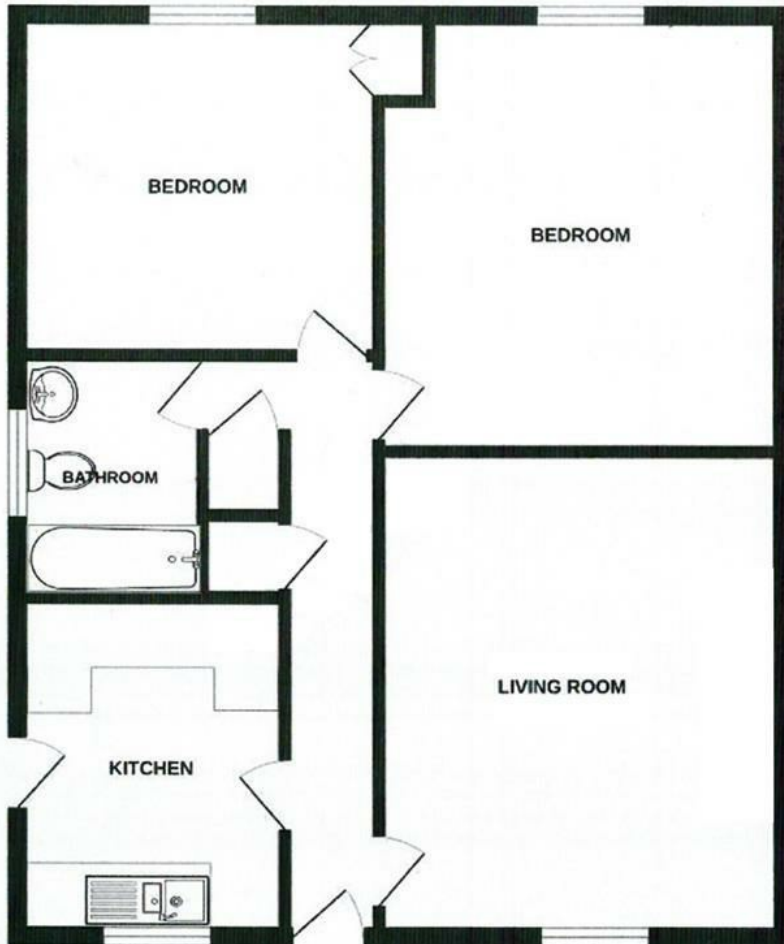
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix C2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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