

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

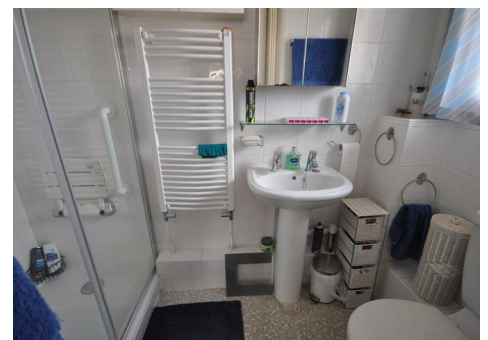
**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

est. 1978

**Taylor Engley**



**1 Golding Road, Langney, Eastbourne, East Sussex, BN23 7AW**

**Guide Price £375,000 Freehold**

Taylor Engley are delighted to offer to the market this **WELL PRESENTED AND EXTENDED THREE BEDROOM DETACHED BUNGALOW**, in this favoured Langney location. The property benefits from gas fired central heating, upvc double glazing, extension to rear providing further bedroom/dining room, en-suite to master bedroom and is considered to be in good decorative order throughout. Additionally the property offers modern kitchen and bathroom, corner plot low maintenance gardens with on-site garage with parking for several vehicles. EPC = A.





Local shops can be found at the Langney Shopping Centre which is approximately one and a half miles distant. The Sovereign Harbour and Crumbles Retail Park is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately three and a half miles distant. Local bus services pass along the nearby Priory Road.

**\* POPULAR LANGNEY LOCATION \* LEVEL GARDEN WITH SOUTH EASTERLY ASPECT \* SPACIOUS LIVING ROOM \* KITCHEN \* CONSERVATORY MASTER BEDROOM WITH EN-SUITE \* TWO FURTHER BEDROOMS (ONE CURRENTLY USED AS A DINING ROOM) \* STUDY \* SHOWER ROOM/WC \* AMPLE DRIVEWAY PARKING \* GARAGE \* DRIVEWAY PARKING FOR SEVERAL VEHICLES \* CORNER PLOT GARDENS \* VENDOR IS SUITED \***





## The accommodation

Comprises:

Front door opening to:

### ENTRANCE HALL

With radiator, two access points to the spacious insulated loft.

### LIVING ROOM

16'5 x 11'6 (5.00m x 3.51m )

With dual aspect double glazed windows to the front and side elevations, radiator, Yorkstone fireplace surround and mantel above with a electric flame effect feature fire, television point and coved ceiling.

### KITCHEN

11'5 x 8'10 (3.48m x 2.69m )

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer stainless steel sink unit with Quooker mixer tap. Serving hatch to living room, part tiled walls in complimentary tiling, spaces for slot-in cooker, dishwasher and fridge freezer. Wall mounted gas boiler for the provision of gas fired central heating and domestic hot water, upvc windows and door providing access to rear garden.

### CONSERVATORY

15'0 x 7'6 (4.57m x 2.29m)

Upvc windows to rear and side with polycarbonate roofing, sliding door access to rear garden, wood effect vinyl flooring, radiator. Space and plumbing for washing machine and tumble dryer.

### BEDROOM ONE

16'5 x 8'2 (5.00m x 2.49m )

With upvc windows to rear, comprehensive range of matching double wardrobes with matching bridging unit, double radiator, coved ceiling.

### EN SUITE SHOWER ROOM/WC

7'10 x 3'10 (2.39m x 1.17m )

With a double shower cubicle, pedestal hand wash basin, low level wc, fully tiled walls, heated towel rail, upvc obscure window to side.

### BEDROOM TWO

12'3 x 8'9 (3.73m x 2.67m)

With upvc windows to front, coved ceiling, radiator.

### BEDROOM THREE/DINING ROOM

11'3 x 8'9 (3.43m x 2.67m )

Rear room extension currently used as a dining room however could be utilised as a bedroom. Upvc windows to rear, radiator and coved ceiling

## STUDY

8'10 x 5'5 (2.69m x 1.65m )

With Upvc windows to side, coved ceiling and radiator. Fitted cupboards and drawers.

## SHOWER ROOM/WC

8'4 x 5'5 (2.54m x 1.65m)

Colour suite comprising double shower cubicle with thermostatic shower unit over, pedestal hand wash basin, low level wc, heated towel rail, fully tiled walls, upvc obscure window to side, extractor.

## ON-SITE GARAGE

17'6 x 8'6 (5.33m x 2.59m )

With electric up and over roller door, power and light. Side access door.

## DRIVEWAY PARKING

Driveway parking for several vehicles to the front of the property and to the side. Outside water tap.

## GARDENS

The gardens are principally laid to patio to the rear and side of the property with lawned areas to front. The walled gardens wrap around the property for easy maintenance. and include raised flower borders, outside water tap, double power socket.

## COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

## N.B.

The current owner has installed sixteen solar panels to the property, in late 2023 which aids greatly with the utility bills, there is also a recently installed ev charging point and an external power supply. The revised EPC rating has increased from Band D to a Band A

## 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:

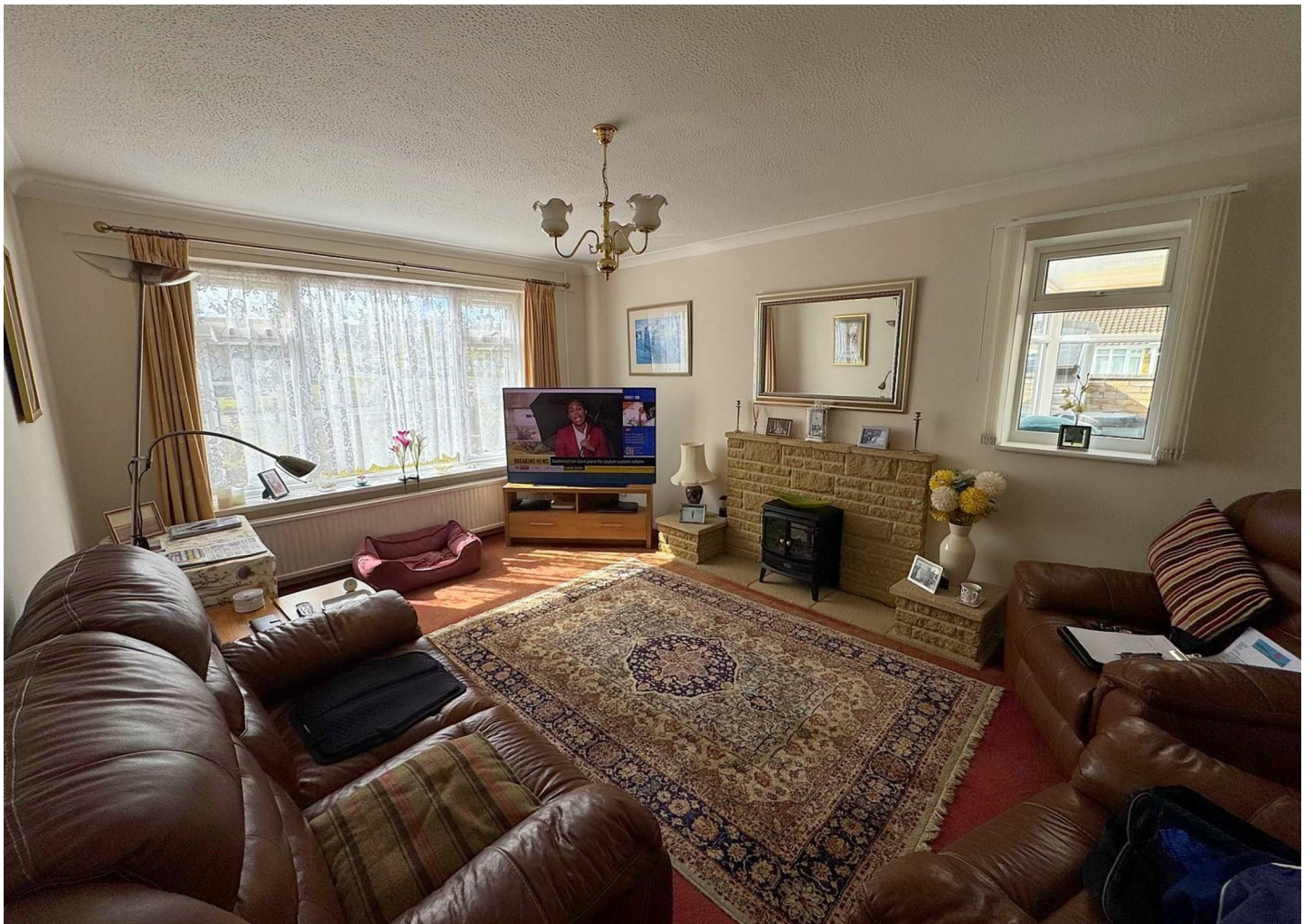
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





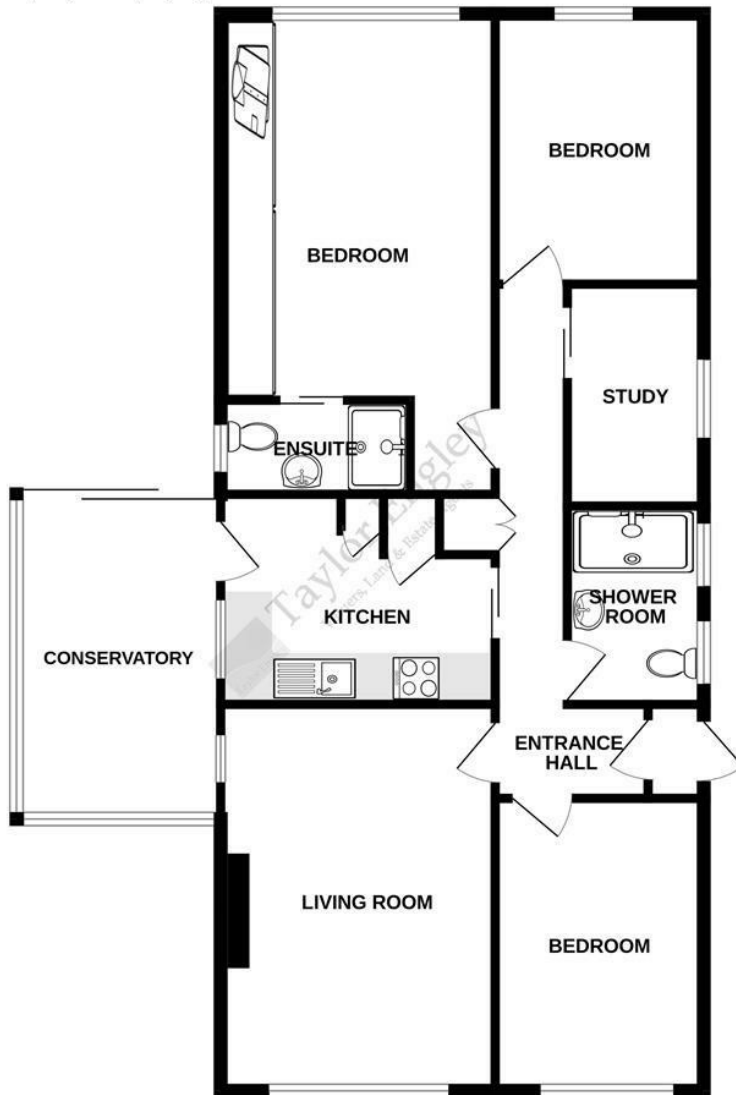








GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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                                 | 98      | 100+                    |
| (81-91) B                                   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**