

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

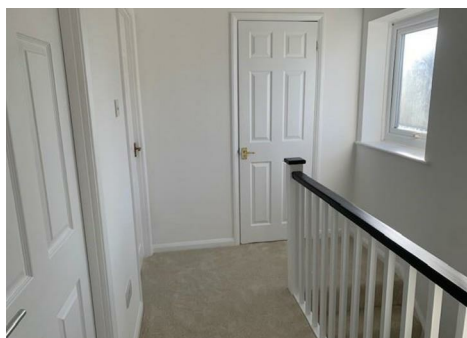
eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



29 Kilpatrick Close, Langney, Eastbourne, East Sussex, BN23 8HN

Price £300,000 Freehold

This end of terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home features a light and airy open plan living area, creating a welcoming atmosphere for both relaxation and entertaining. Benefits include a MODERN FITTED KITCHEN with INTEGRAL APPLIANCES, A NEWLY INSTALLED BATHROOM, driveway parking, gas-fired central heating and sealed unit double glazing. EPC = C



**ENTRANCE HALL * LIVING ROOM * MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES *
THREE BEDROOMS * REFURBISHED BATHROOM * DRIVEWAY PARKING * GARDENS ***

Situated close to local amenities, residents will find shops, schools, and recreational facilities within easy reach, enhancing the appeal of this lovely home. Whether you are looking to settle down or invest, this property in Eastbourne presents an excellent opportunity to enjoy a vibrant community and a comfortable lifestyle.



ENTRANCE HALL

Oak flooring, radiator, door to:

LIVING ROOM

26'1" x 11'9" max (7.95m x 3.58m max)

Double glazed window with outlook to front, radiator, French doors to the rear garden, oak flooring.

KITCHEN

9'11" x 8'11" (3.02m x 2.72m)

Fitted with a range of white cupboards and drawers, built-in electric oven, built-in five ring induction hob, quartz worksurfaces, one and a half bowl sink unit with Quocker hot kettle mixer tap, integral dishwasher and fridge freezer. Radiator, tiled floor, double glazed window with outlook over the rear garden, door to garden, understairs cupboard with washing machine. Wall mounted boiler.

From the entrance hall, stairs rise to the first floor landing, with double glazed window to side and hatch to loft space.

BEDROOM ONE

15'9" x 8'3" (4.80m x 2.51m)

Double glazed window with outlook to front, radiator.

BEDROOM TWO

10' x 8'3" (3.05m x 2.51m)

Double glazed window with outlook to rear, radiator.

BEDROOM THREE

7'9" x 6'4" plus door recess (2.36m x 1.93m plus door recess)

Airing cupboard housing hot water cylinder, double glazed window with outlook to front, radiator.

BATHROOM

Refurbished bathroom comprises, bath with mixer tap and shower over, shower screen, wash hand basin set into drawer unit, wc with concealed cistern, heated towel rail (not fitted at time of inspection), tiled walls, tiled floor, window to rear.

GARDEN

Mainly laid to lawn with patio and decked areas, timber shed, outside tap, gate to front.

PARKING

Driveway parking.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band C.

BROADBAND AND MOBILE PHONE CHECKER

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

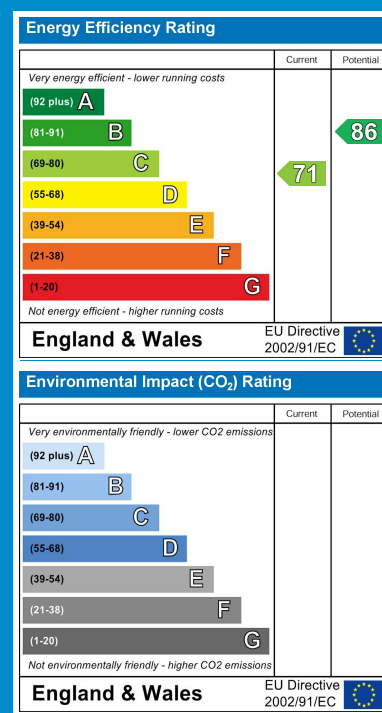
FOR CLARIFICATION:-

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 INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





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