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est. 1978

Taylor Engley



7 Boship Close, Langney, Eastbourne, BN23 8JB

Price £255,000 Freehold

*** CHAIN FREE * Although requiring modernisation, this FOUR BEDROOM SEMI DETACHED HOUSE is considered ideal for families, being within close proximity to local schools, parks and shopping facilities. Benefits include a fair size garden to rear, driveway parking, gas fired central heating and a garage. EPC = D**



*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * KITCHEN/DINER * FOUR BEDROOMS
(ONE CURRENTLY USED AS A DRSEEING ROOM) * FAMILY BATHROOM * GARAGE * DRIVEWAY *
GARDEN ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator, window with outlook to front, spacious understairs storage cupboard.

CLOAKROOM/WC

Low level WC, washbasin, radiator, window to side.

SITTING ROOM

16'8 x 10'8 max (5.08m x 3.25m max)

Double aspect room with double glazed windows to side and rear, two radiators.

KITCHEN DINER

17'1 x 10'1 (5.21m x 3.07m)

Fitted with a range of built-in cupboards and drawers, space for cooker and washing machine, sink unit, worksurfaces, double glazed window overlooking the rear garden, UPVC door to garden, window with outlook to front, radiator, Ideal wall mounted gas boiler.

From the entrance hall stairs rise to the first floor landing with window to front, hatch to loft space and airing cupboard housing hot water cylinder.

BEDROOM ONE

10'4 x 8'1 (3.15m x 2.46m)

Window with outlook to front, radiator, open plan to:

BEDROOM THREE

9'11 x 8'7 (3.02m x 2.62m)

(currently used as a dressing room). Radiator, double glazed window with outlook to rear (this room could quite easily be separated from bedroom one if required).

BEDROOM TWO

10'9 x 9'5 (3.28m x 2.87m)

Double glazed window with outlook to rear, window to side, radiator.

BEDROOM FOUR

7'4 x 7'3 (2.24m x 2.21m)

Window to front, radiator.

BATHROOM

Suite comprising low level WC, washbasin, bath with electric shower over, double glazed window to rear, radiator.

GARAGE & PARKING

Driveway leading to the garage with up and over door to front, door to garden.

GARDEN

Mainly laid to lawn, mature shrubs, gate to driveway.

BROADBAND AND MOBILE PHONE

CHECKER:

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

COUNCIL TAX BAND:

Council Tax Band C.

FOR CLARIFICATION:

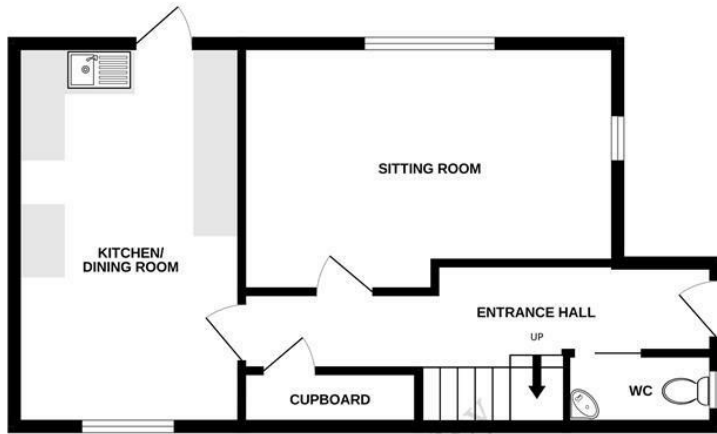
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

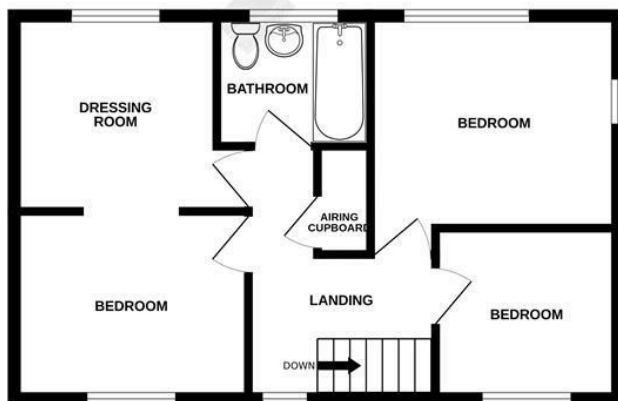
All appointments are to be made through TAYLOR ENGLE.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
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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