



Key Features

- ◆ CHAIN FREE
- ◆ 4/5 Bedroom detached house with garage
- ◆ Popular Langney location
- ◆ Large private garden
- ◆ Freehold
- ◆ EPC rating C

4/5  2  1 

Brendon Close, Langney, Eastbourne

£425,000



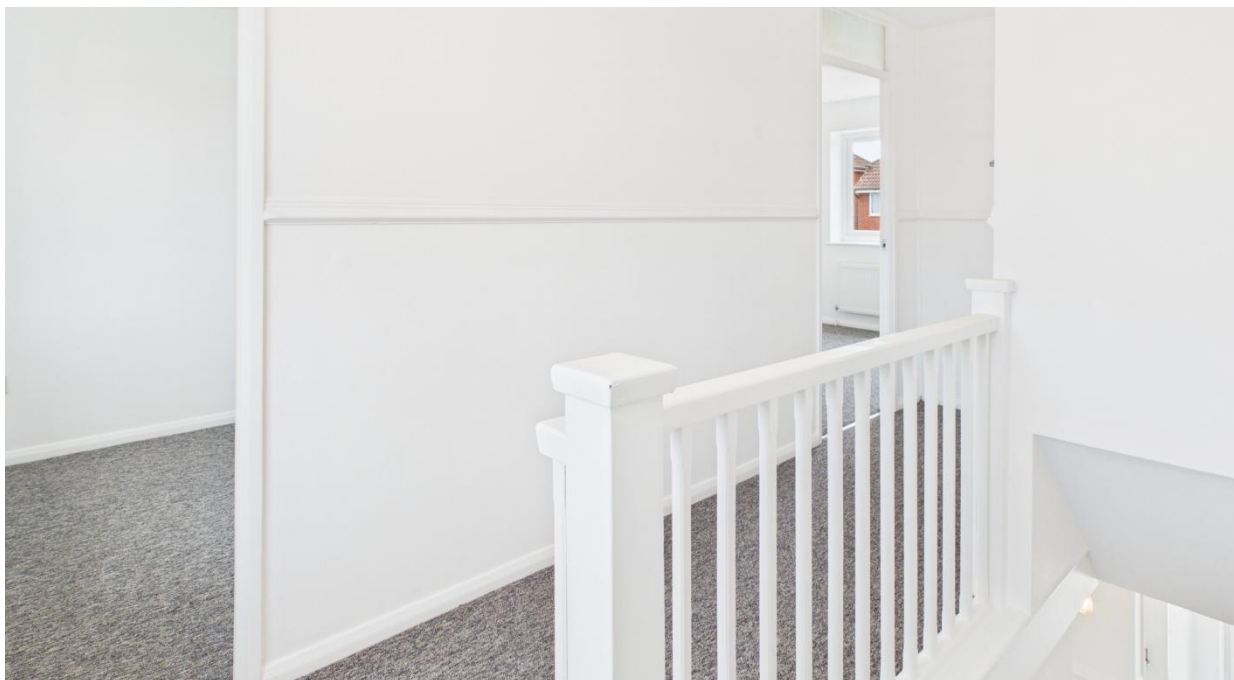
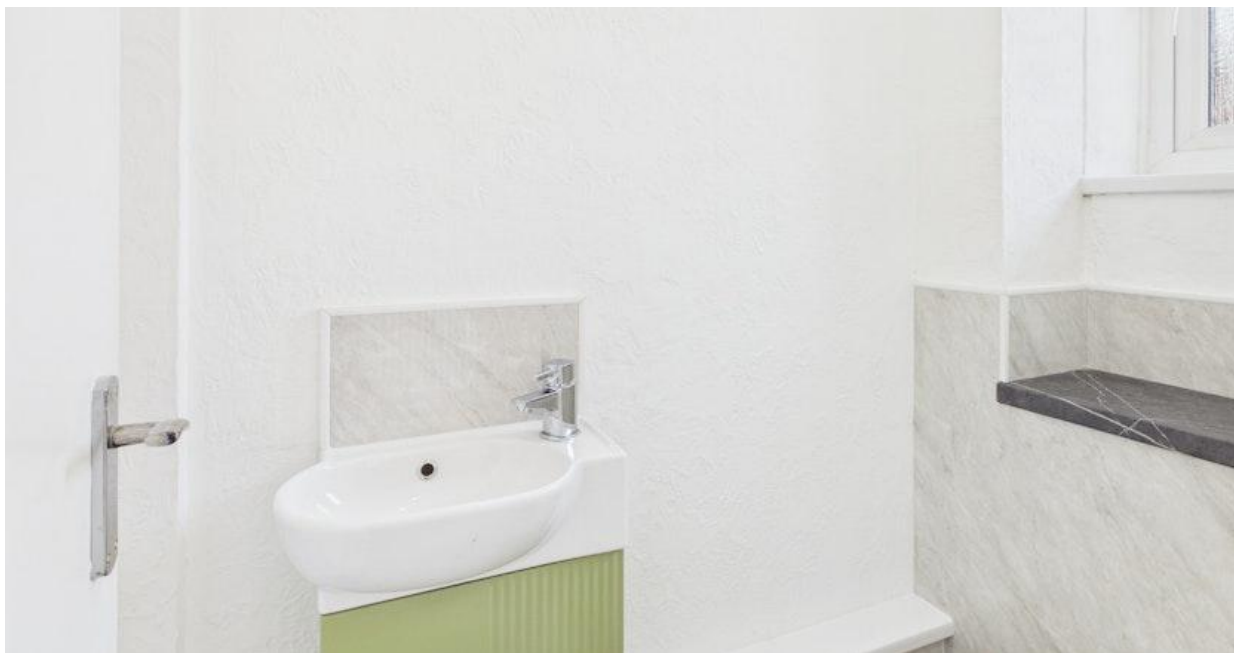
Northwood are delighted to welcome to market, CHAIN FREE, this stunning, FULLY REFURBISHED, 4/5 bedroom, 2 reception room detached house in the sought after Pennine Way development in the Langney area of Eastbourne.

Accommodation comprises: large lounge, dining room/5th Bedroom, brand new fitted kitchen, 4 bedrooms, brand new bathroom with shower over bath and brand new downstairs cloakroom.

Further benefits include: large private garden, gas central heating, double-glazing throughout, garage and driveway with space for 5 cars.

Located in the popular Langney area of Eastbourne, surrounded by green fields, yet still close to Langney Shopping Center, St Catherine's College, and Pevensey and Westham Train Station, this fully refurbished detached house is perfect for families who want a peaceful, convenient life for their loved ones.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/cb3ef22f5fbc4eb6880d1e7ac1066cc1>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band D: £2564

Exterior and Approach

Located on the edge of the popular Pennine Way development of Eastbourne, this fantastic, detached house is surrounded by green fields whilst still being within walking distance of local schools, shops and amenities

The large front garden is mostly laid to lawn with a paved path leading to the uPVC front door

Hallway

Centrally located entrance hall with newly laid laminate flooring, storage for coats and shoes and doors to all ground floor rooms

Living Room

6.65m x 3.97m (21'10" x 13'0")

Large, dual-aspect living room with enough space to allow for zoning as a lounge/diner or lounge/office, if required.

Newly carpeted with freshly painted white walls, two radiators, uPVC double-glazed windows to front aspect and uPVC double-glazed French Doors to rear providing access to the rear garden

Kitchen

3.44m x 2.35m (11'4" x 7'8")

Brand new fitted kitchen with new laminate flooring, freshly painted walls with light-grey subway tiled splashback, white cabinets and doors with grey, stone-effect laminate worksurface, stainless steel cooker hood over black-glass electric hob and built-under electric oven, integrated fridge-freezer and dishwasher, space/plumbing for washing machine and uPVC double-glazed window to front aspect





Dining Room/Bedroom Five

3.44m x 3.07m (11'4" x 10'1")

Good sized second reception room, big enough to be dining room, office or fifth bedroom, with new laminate flooring, radiator, freshly painted walls and uPVC double-glazed windows and doors to rear garden

Cloakroom

1.49m x 0.89m (4'11" x 2'11")

Newly fitted downstairs cloakroom with modern white suite, new laminate flooring and uPVC double-glazed privacy window to front aspect

Landing

4.6m x 2.07m (15'1" x 6'10")

First floor landing, newly carpeted with freshly painted walls, loft access, airing cupboard, uPVC double-glazed window to rear aspect and doors to all first-floor rooms

Bedroom One

3.27m x 3.07m (10'8" x 10'1")

Good-sized double-bedroom with brand new carpet, freshly painted walls, radiator, built-in wardrobe and uPVC double-glazed window to front aspect

Bedroom Two

2.95m x 2.66m (9'8" x 8'8")

Good-sized double-bedroom with brand new carpet, freshly painted walls, radiator, built-in wardrobe and uPVC double-glazed window to rear aspect

Bedroom Three

3.27m x 2.35m (10'8" x 7'8")

Good-sized double-bedroom with brand new carpet, freshly painted walls, radiator, built-in wardrobe and uPVC double-glazed window to front aspect





Bedroom Four

2.66m x 2.36m (8'8" x 7'8")

Single bedroom with brand new carpet, freshly painted walls, radiator, built-in wardrobe and uPVC double-glazed window to rear aspect

Bathroom

2.06m x 2m (6'10" x 6'7")

Brand new fitted bathroom with herringbone-effect vinyl floor, heated towel rail, extractor fan, uPVC double-glazed privacy window to front aspect and white suite comprising basin, WC and p-shaped bath with shower screen and shower over

Rear Garden

Large, private rear garden accessed via side gate with paved patio area and artificial grass

Garage and Driveway

Detached garage with light and power, rear uPVC double-glazed door and front, electrically operated roller blind accessed by a long drive with space for five cars





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Approximate total area^m
 109.5 m²
 1181 ft²

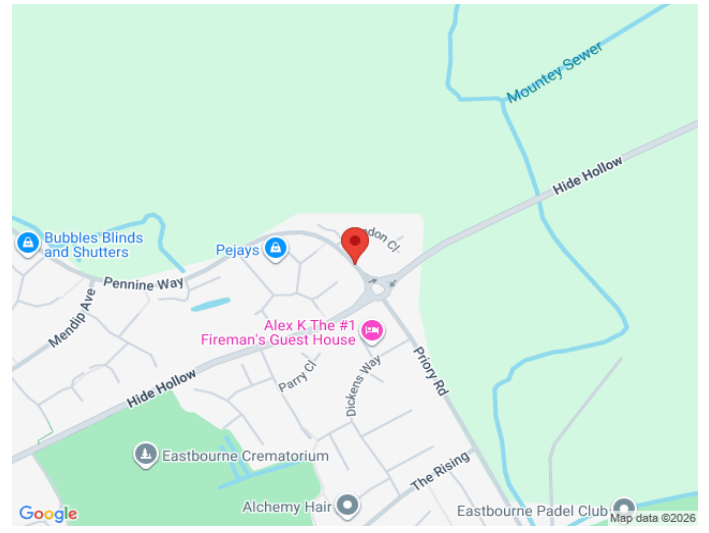
Reduced headroom
 0.2 m²
 2 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SEE MORE ONLINE

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