

**Valuers, Land & Estate Agents**

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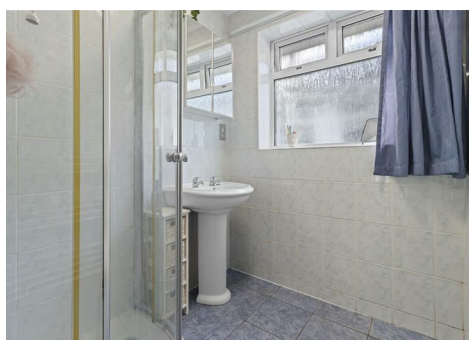
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est. 1978



**Taylor Engley**



**25 Langney Green, Eastbourne, East Sussex, BN23 6HY**

**Price Guide £379,995 Freehold**

Taylor Engley are delighted to bring to the market this well presented two bedroomed detached bungalow, situated in a sought after cul-de-sac in the Langney area of Eastbourne. The property offers deceptively spacious accommodation and a particular feature of the bungalow is the well maintained rear garden, which is predominantly lawned and backs onto a river. There is plenty of parking to front and a large garage with workshop to rear. Local shopping facilities are available at the nearby Sovereign Retail Park, whilst Eastbourne Town Centre, with it's comprehensive shopping facilities and mainline railway station, situated approximately three miles distant.



**\* SPACIOUS ENTRANCE HALL \* KITCHEN/BREAKFAST ROOM \* STING ROOM/DINING ROOM \*  
TWO DOUBLE BEDROOMS \* SHOWER ROOM \* WC \* LARGE GARAGE/WORKSHOP \* SPACIOUS  
DRIVEWAY \* STUNNING GARDEN WITH RIVER FRONTAGE \***



## FRONT DOOR TO:

### SPACIOUS ENTRANCE HALL

Hatch to partly boarded loft space with fitted ladder and light.

### KITCHEN/BREAKFAST ROOM

18'7 x 7'3 (5.66m x 2.21m)

Fitted with a range of wood effect cupboards and drawers, worksurfaces, Bosch gas hob with extractor hood over, space for washing machine, Bosch double oven, pantry style cupboard, cupboard housing the Worcester gas boiler, radiator, double glazed windows with outlook to front and side.

### SITTING ROOM/DINING ROOM

21'6 x 12'2 (6.55m x 3.71m)

Feature fireplace surround (the fire/back boiler was disconnected when the new boiler was fitted), radiator, large double glazed window with outlook to front, door to side.

### BEDROOM ONE

13'11 x 10' (4.24m x 3.05m)

Double glazed window with outlook to rear, radiator, range of built-in bedroom furniture.

### BEDROOM TWO

13'11 x 9'4 (4.24m x 2.84m)

Radiator, fitted with a range of built-in furniture, French doors to garden.

### SHOWER ROOM

Corner shower cubicle, washbasin, double glazed window to side, heated towel rail.

### CLOAKROOM/WC

White low level WC, washbasin with cupboard below, double glazed window to side.

### GARAGE/WORKSHOP & PARKING

27'11 x 8'2 max (8.51m x 2.49m max)

Driveway parking to front, leading to the garage with electric door to front, power and light, workshop to rear with door to rear garden.

## GARDEN

The beautiful rear garden offers an undercover raised seating area, patio areas, large fish pond, wildlife pond, lawn, well stocked flowerbeds, greenhouse, outside tap, vegetable garden, direct river access.

## 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)

### 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.

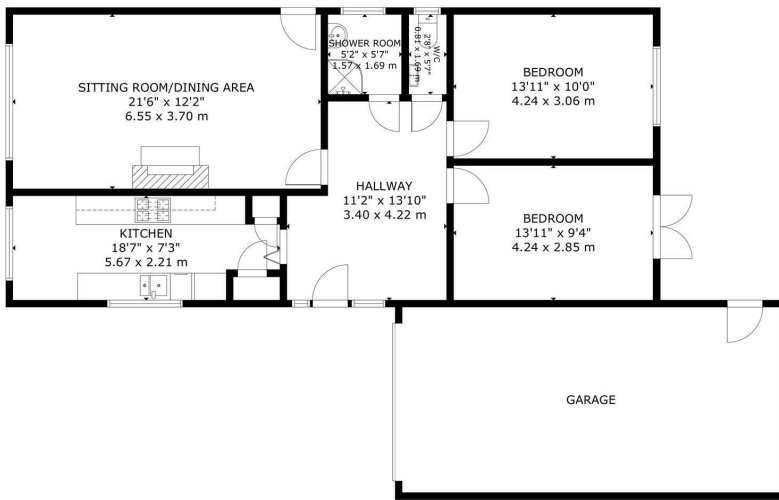
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



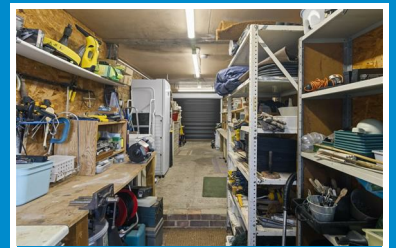
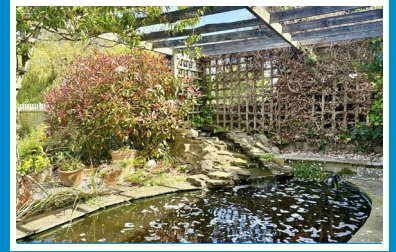






GROSS INTERNAL AREA  
 TOTAL: 81 m<sup>2</sup>/868 sq ft  
 FLOOR 1: 53 m<sup>2</sup>/568 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		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.