



21 COLERIDGE WALK, POETS ESTATE, LANGNEY

£275,000 FREEHOLD

Accommodation: Semi-Detached Bungalow, Lounge, Conservatory, Two Bedrooms, Kitchen, Bathroom, Double Glazed Windows, Gas Central Heating, Garage, Front, Rear & Side Garden.

Available with no onward chain this bungalow is enviably located away from the main road off a walkway to the front within the favoured residential Poets Estate on the outskirts of Eastbourne. The property benefits from a garage plus if required the potential for additional off-road parking using a hard stand within the pleasant rear garden. In addition to an updated kitchen and bathroom the master bedroom has four floor to ceiling double wardrobes and an attractive well-proportioned conservatory with pitched double-glazed roof opening onto the rear garden for some valuable extra space. Don't delay this home has been priced to engage a quick sale so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC double glazed door to:

GROUND FLOOR

Hallway

Airing/Cloaks cupboard, loft access with drop down ladder to boarded loft space with wall mounted gas boiler, radiator:

Lounge

5.42m (17'9") x 3.33m (10'11")

Double glazed windows to front, coved ceiling, feature fireplace, radiator, wall light points, dado rail:



Conservatory

6.04m (19'9") x 2.20m (7'2")

Double glazed windows to sides & rear, pitched double glazed roof, radiator, UPVC double glazed door to side & UPVC double-glazed patio doors opening onto rear garden, laminate flooring, power points & wall light:



Kitchen

3.04m (9'11") x 2.73m (8'11")

Fitted with a range of base and eye level units with laminate worktop space over, stainless steel 1 & ½ bowl inset sink with drainer, laminate flooring, inset gas hob, fitted electric oven, part tiling to walls, plumbing for washing machine, space for fridge & freezer, UPVC double glazed door to conservatory, double glazed window to side:



Bedroom One

3.79m (12'5") x 3.33m (10'10")

Double glazed window to conservatory, radiator, four double floor to ceiling fitted wardrobes, partly coved ceiling:



Bedroom Two

3.03m (9'11") x 2.51m (8'2")

Double glazed window to front, radiator, coved ceiling:



Bathroom

Panelled bath with glass shower screen and wall mounted electric shower, pedestal wash hand basin, Low Level WC, double glazed windows to side, heated towel rail, laminate flooring, tiled walls:



Outside

Front Garden

Walkway access, lawn:

Rear Garden

10.42m (34'2") max x 7.89m (25'10") max

Fencing to sides & rear, patio, lawn, gated side & rear access, shrubs, outside tap, sheds & hardstand for potential additional off-road parking if required:

Garage

4.67m (15'4") x 2.57m (8'5")

Accessed via rear access road, Up & Over Door, power points & lighting:

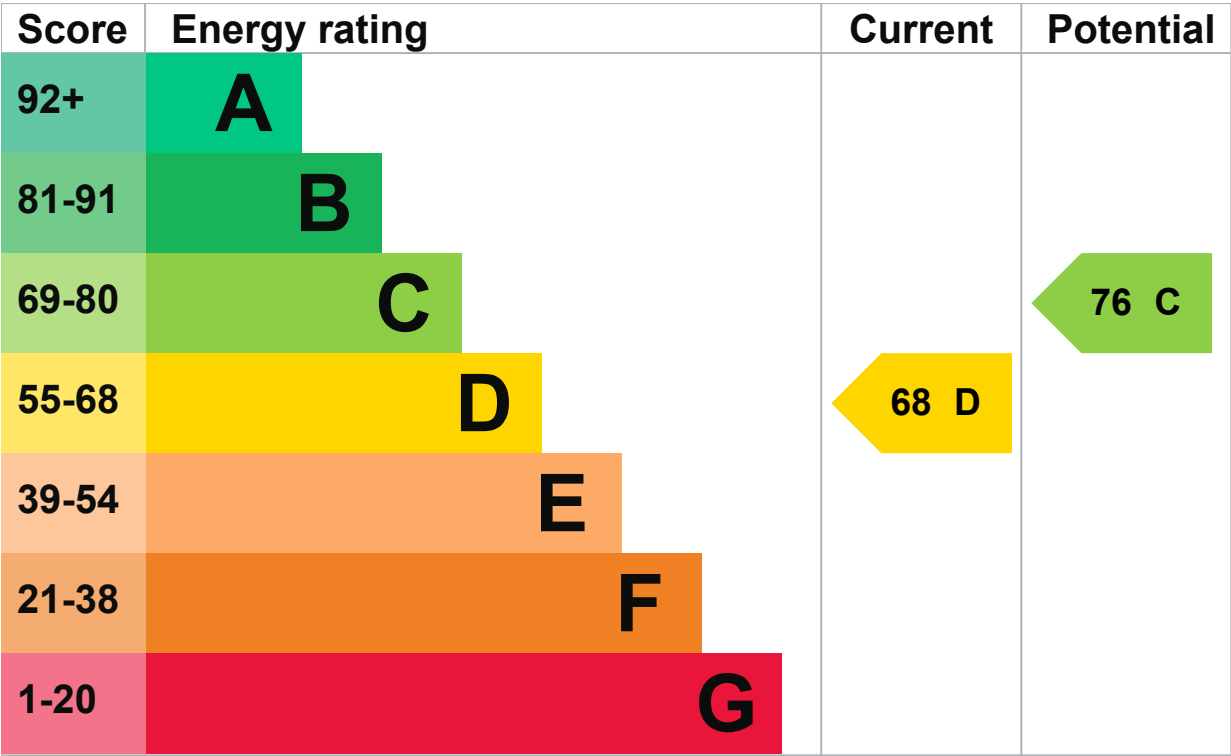


Ground Floor



Ground Floor





The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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