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est. 1978
Taylor Engley









37 Gardner Close, Eastbourne, East Sussex, BN23 6DQ
Asking Price £335,000 Freehold

A three bedroomed detached home situated in the popular Langney Point area of Eastbourne. Although now requiring some modernisation, the property offers considerable potential to create a comfortable and attractive family home. The accommodation features two reception rooms together with three bedrooms, while further benefits include gas-fired central heating and double glazing to the majority of the windows. Outside, the property enjoys a spacious rear garden, providing excellent scope for outdoor entertaining and family enjoyment. A garage and driveway parking space to the front provide valuable off-road parking and storage. EPC=D.



Gardener Close is situated within the popular Langney Point area of Eastbourne, offering a convenient residential setting that combines a pleasant neighbourhood environment with easy access to a range of everyday amenities. The area is well served by local shops, supermarkets, schools and bus services. The location is particularly appealing for those who enjoy the coast, with Eastbourne's seafront, beaches and promenade within easy reach, providing opportunities for coastal walks and leisure activities. Eastbourne's town centre is approximately three miles distant offering a comprehensive range of shopping facilities and a main line railway station.

*** POPULAR LANGNEY POINT AREA * TWO RECEPTION ROOMS * THREE BEDROOMS * LEVEL GARDENS GARAGE * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * REQUIRES SOME MODERNISATION * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, central heating thermostat, under stairs cupboard.

Cloakroom
Low level wc, wash hand basin set into cupboard unit.

Sitting Room
17'8 x 10'5 (5.38m x 3.18m)
Through room with outlook to front and rear, two radiators, patio door opening to rear garden.

Dining Room
11'2 x 8'8 (3.40m x 2.64m)
Radiator, outlook to rear.

Kitchen
11'2 mx x 8' max (3.40m mx x 2.44m max)
(maximum measurements include the depth of the fitted units)

Range of base and wall mounted cupboards, work surface, stainless steel sink unit, space and plumbing for washing machine, space for slot in cooker, space for fridge/freezer, serving hatch to dining room, Potterton wall mounted gas fired boiler, door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing
Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1
12'11 x 11'2 (3.94m x 3.40m)
Built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 2
12'6 max x 8'10 (3.81m max x 2.69m)
(8'10 widening to 11'2 max into door recess)
Radiator, window to rear.

Bedroom 3
8'7 x 7'6 (2.62m x 2.29m)
Radiator, outlook to front.

Bathroom
Bath with mixer tap and shower attachment, shower curtain, wash hand basin set into cabinet, low level wc, part tiled walls, radiator.

Garage
18'11 max x 8'2 max (5.77m max x 2.49m max)
(maximum measurements include depth of internal pillars, fittings and structures)
Light, up and over door to front and personal door to rear garden, driveway parking space preceding the garage.

Front Garden
Open plan, laid mainly to lawn.

Rear Garden
Laid mainly to lawn and extending to the side of the property, patio area, outside tap and gate to side.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

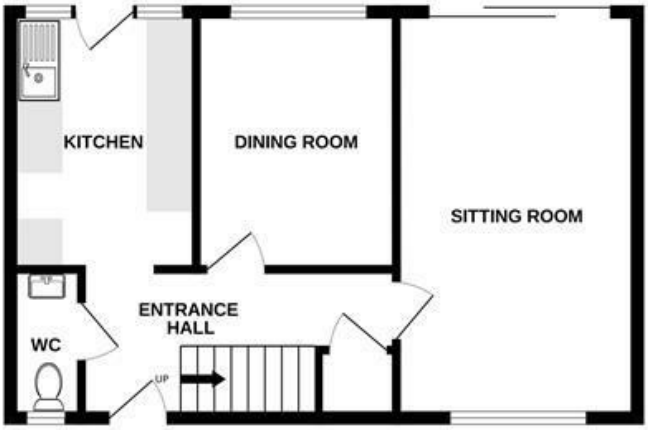
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





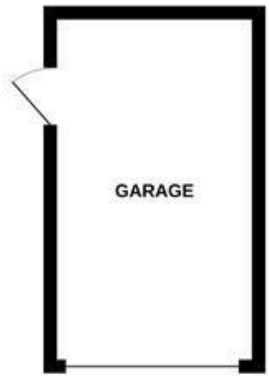
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

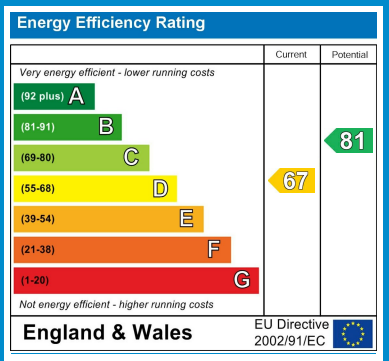
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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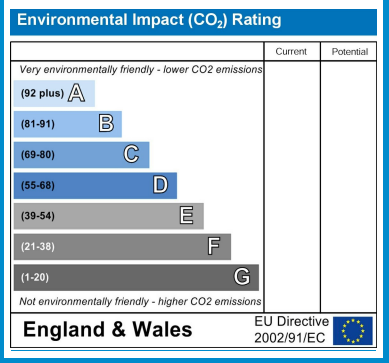












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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