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**Taylor Engley**



**18 Friday Street, Eastbourne, East Sussex, BN23 8AG**

**Offers In Excess Of £400,000 Freehold**

**An excellent opportunity arises to acquire this WELL PRESENTED DETACHED CHALET STYLE HOME, located in this popular North Langney area of Eastbourne. The property provides deceptively spacious living accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious kitchen/dining room, sitting room overlooking the rear garden, study, cloakroom, ground floor bedroom with en-suite shower room, two first floor bedrooms and a first floor family bathroom. Outside there is an onsite garage with parking space in front.**



The property is located on the popular Friday Street within the North Langney area being within just a short walk from local shops at the Langney Shopping Centre. Bus services pass along Friday Street and Eastbourne's town centre which offers a comprehensive range of shopping facilities and the mainline railway station is approximately three and a half miles distant.

**\* SPACIOUS CHALET STYLE HOME \* SHORT WALK TO LOCAL SHOPS \* SITTING ROOM \* SPACIOUS KITCHEN/DINING ROOM \* STUDY \* GROUND FLOOR BEDROOM WITH EN-SUITE \* CLOAKROOM \* TWO FIRST FLOOR BEDROOMS \* FIRST FLOOR BATHROOM \* ONSITE GARAGE WITH PARKING SPACE TO FRONT \* WELL PRESENTED \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Spacious entrance hall, engineered oak flooring, radiator, under stairs storage cupboard.

### Cloakroom

Low level w/c, wall mounted wash hand basin, part tiled walls, tiled floor, radiator.

Door opening from entrance hall to:

### Sitting Room

20'1 x 10'9 (6.12m x 3.28m)

Fireplace with fitted wood burner, two radiators, two small windows to side and double doors opening to rear garden, double doors opening to:

### Kitchen/Dining Room

21'4 x 12'5 (6.50m x 3.78m)

(maximum measurements provided include depth of fitted units)

Comprises, range of base and wall mounted cupboards, electric oven with drawers below, combi microwave/oven with cupboard over, ceramic hob with extractor fan over, integrated washing machine and dishwasher, work tops with tiled splash back and inset single drainer one and a half bowl sink unit, cupboard housing gas fired boiler, central heating programmer, tiled floor to kitchen area, dining area having engineered oak flooring, downlighters, radiator, connecting door to entrance hall, double doors to sitting room, outlook to rear and double doors opening to rear garden

### Study

10'10 max x 7'4 max into bay (3.30m max x 2.24m max into bay)

Radiator, bay window to front, optional fourth bedroom if required.

### Ground Floor Bedroom 1

11' max into bay x 10'5 max (3.35m max into bay x 3.18m max)

Built in wardrobe cupboard, radiator, bay window with outlook to front.

### En-Suite Shower Room

Tiled shower cubicle, wash hand basin, low level w/c, chrome effect heated towel rail, downlighters, part tiled walls, tiled floor, mirror and light with shaver point.

Stairs rising from entrance hall to:

## First Floor Landing

Airing cupboard housing cylinder and shelving.

### Bedroom 2

14'5 x 12' (4.39m x 3.66m)

(14'5 extending to 18'8 in window recess x 12' extending 14'3 max)

Double built in wardrobe cupboard, radiator, outlook to front.

### Bedroom 3

14'4 x 8'3 (4.37m x 2.51m)

(14'4 extending to 18'8 max into window recess x 8'3 extending to 10'8 max)

Radiator, loft hatch to roof space, outlook to front.

### Bathroom

Bath with mixer tap, shower over, shower screen and tiled surround, pedestal wash hand basin, low level w/c, part tiled walls, chrome effect heated towel rail, medicine cabinet, light with shaver point.

### Front Garden

Having boarders with established shrubs and trees.

### Rear Garden

Level rear garden, mainly laid to lawn, having patio area to immediate rear, various shrubs, outside tap shed and log store gate to side.

### Garage

16'11 max x 8'6 max (5.16m max x 2.59m max)

(maximum measurements include depth of internal pillars, fittings and structures)

Electrically operated door to front, personal door to rear garden, light and power and parking space to front.

### 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](http://www.checker.ofcom.org.uk)

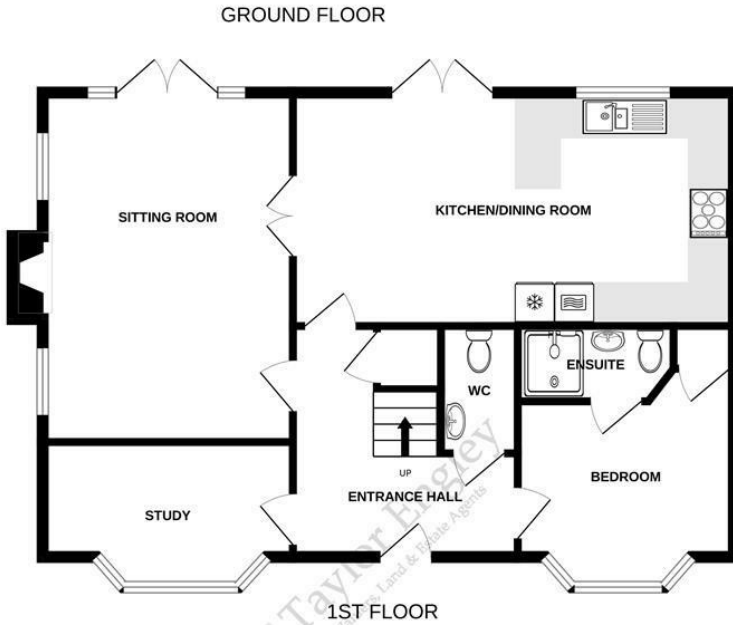
### FOR CLARIFICATION:

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.

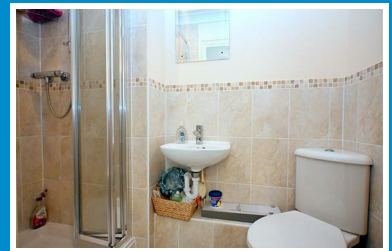
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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