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Taylor Engley



7 Robin Close, Langney, Eastbourne, BN23 7RJ

Price £375,000 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market, this exceptional two bedroom semi detached bungalow, that has been EXTENDED THROUGHOUT and now offers an impressive 24'8" lounge/diner a 16'6" modern fitted kitchen, two bedrooms and a spacious bathroom with a bath and a separate shower cubicle. GARAGE, GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**



*** HALLWAY * LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM * TWO BEDROOMS *
BATHROOM * GARAGE * DRIVEWAY ***

The bungalow is considered to occupy a most convenient location within the Langney area, being within walking distance of the Langney Shopping Centre and bus services. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities and mainline railway station.



UPVC FRONT DOOR TO:

HALLWAY

Radiator, hatch to loft space with fitted ladder and light (the Potterton gas boiler is also located in the loft). Built-in storage cupboard.

LOUNGE / DINING ROOM

24'8" x 19' max (7.52m x 5.79m max)
Feature stone fireplace with inset living flame gas fire, four radiators, double glazed windows and French doors opening into the garden, ceiling lanterns, television point, double doors to:

KITCHEN/BREAKFAST ROOM

16'6" x 9'6" (5.03m x 2.90m)
Fitted with a range of modern white gloss cupboards and drawers, integral fridge freezer, space and plumbing for washing machine, built-in eve level oven and gas hob with extractor hood over, one and a half bowl sink unit, television point, door to garden, breakfast bar, under unit lighting, worksurfaces.

BEDROOM ONE

12'11" to wardrobe fronts x 10' (3.94m to wardrobe fronts x 3.05m)
Full width built-in wardrobe cupboards, double glazed bay window with outlook to front, radiator, television point.

BEDROOM TWO

9'10" x 9'2" (3.00m x 2.79m)
Double glazed bay window with outlook to front, radiator, built-in wardrobe cupboard.

BATHROOM

10'9" x 7'1" to the front of the shower cubicle (3.28m x 2.16m to the front of the shower cubicle)
White suite comprising low level WC, bath with mixer tap and shower attachment, vanity washbasin with cupboards below, large shower cubicle, heated towel rail, extractor fan, large double glazed window to side.

GARAGE

17'7" x 8'6" (5.36m x 2.59m)
Fitted cupboards, gas and electric meters, fuse board, power and light, up and over door to front.

GARDEN

Fenced surround with gate to side, patio and decked areas, outside tap and power socket.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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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