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**Taylor Engley**



**30 Orchid Close, Eastbourne, BN23 8DE**

**Guide Price £255,000 Freehold**

An opportunity has arisen to acquire this **TWO BEDROOMED SEMI DETACHED BUNGALOW** in this popular Langney location. The property benefits from gas fired central heating, uPvc double glazing however does require some modernisation and refurbishment which is reflected in the sale price. The property additionally offers on site garage with driveway parking with southerly gardens to rear.



**The property is conveniently located within close proximity to local schools, shops and amenities at the nearby Langney Shopping Centre. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.**

**\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* GARAGE AND PARKING \* SITTING/DINING ROOM \* KITCHEN \* SHOWER/BATH AND CLOAKROOM \* TWO BEDROOMS \* DOUBLE GLAZED THROUGHOUT \* FRONT AND REAR GARDENS (REAR WITH A WESTERLY ASPECT) \* GAS CENTRAL HEATING \* EPC ORDERED DUE 08/01/2026 \***



## HALLWAY

A double glazed uPVC door to the side of the property, leading into the hallway with two airing cupboards one housing the wall mounted boiler and the other with slatted shelving, loft hatch and doors to;

## LOUNGE/DINING ROOM

18'10 x 15'1 (5.74m x 4.60m )

a single glazed door leads in to a bright and spacious room with television point, Freeview point, free sat point, double radiator, alarm point, obscure glass window to the hall, single glazed window to the conservatory, and single glazed door to the conservatory.

## KITCHEN

9'9 x 7'0 (2.97m x 2.13m )

A modern fitted galley style kitchen with a range of wall and base units with worktops over, one and a half bowl sink and drainer unit with mixer tap, space and plumbing for washing machine, separate space and plumbing for dishwasher, space and point for fridge, further space and point for freezer, space and point for gas cooker with extractor hood over, double glazed windows looking out to the rear garden and having views toward the Downs

## CONSERVATORY

9'6 x 8'10 (2.90m x 2.69m )

Being part brick built, the conservatory has double glazed windows to three sides, free sat point, Freeview point, insulated polycarbonate roof and double glazed French doors to the garden.

## BEDROOM ONE

13'2 x 10'1 (4.01m x 3.07m )

Double glazed leaded light window to the front aspect, alarm point, television point, Freeview point, free sat point, radiator and fitted corner wardrobe.

## BEDROOM TWO

9'10 x 9'3 (3.00m x 2.82m )

With television point, Freeview point, free sat point, double glazed leaded light window to the front aspect, alarm point and radiator.

## SHOWER ROOM/WC

A modern fitted shower room comprising a glass shower cubicle with shower and hand rail, low level, WC, pedestal wash hand basin, radiator, bidet, double glazed obscure glass window to the side aspect, tiled walls and tiled floor

## ON SITE GARAGE

With up and over door with driveway parking in front of the garage

## GARDENS TO FRONT

Laid to lawn with mature shrubs surrounding the property

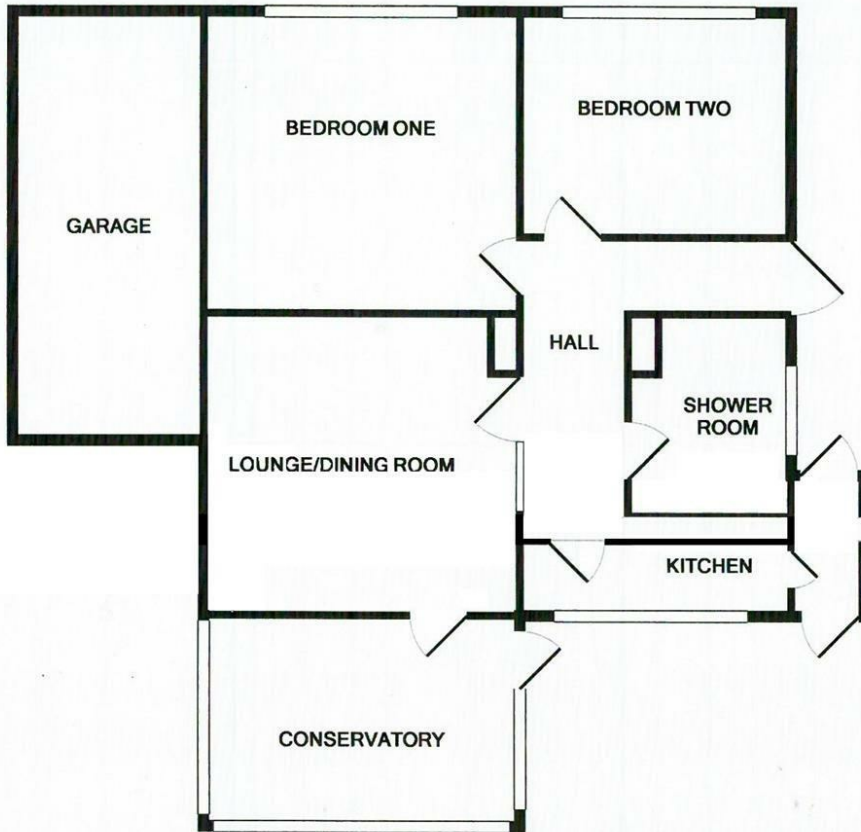
## SOUTHERLY GARDENS TO REAR

With small patio area with area principally laid to lawn with hedgerows to sides and rear









TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(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 <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			
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**

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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