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Taylor Engley



12 Swallow Close, Eastbourne, East Sussex, BN23 7RP

Asking Price £275,000 Freehold

An opportunity arises to acquire this THREE BEDROOMED TERRACED HOME, located on the popular Birds estate at Langney. Although now requiring some modernisation, the property is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting/dining room, and a garage in block to the immediate rear. There are gardens to front and rear, and the property is offered to the market chain free. EPC=C.



The property is considered to occupy a 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.

*** POPULAR BIRDS ESTATE * THREE BEDROOMS * SPACIOUS SITTING/DINING ROOM * KITCHEN * BATHROOM * GARAGE IN BLOCK TO REAR * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Hall

Radiator, central heating thermostat.

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splash back.

Sitting/Dining Room

23'9 max x 10'11 max (7.24m max x 3.33m max)
(23'9 max x 10'11 max reducing to 9')
Through room with outlook to front and rear, two radiators, serving hatch from kitchen.

Kitchen

12'2 max x 8'11 max (3.71m max x 2.72m max)
(12'2 max x 8'11 max reducing to 5'9, maximum measurements including depth of fitted units)
Single drainer stainless steel sink unit, work surface, range of base units, space and plumbing for washing machine, space for slot-in cooker, Baxi wall mounted gas fired boiler, central heating programmer, serving hatch to dining area, window and door to rear.

Stairs rising from entrance hall to:

First Floor Landing

Radiator, loft hatch to roof space.

Bedroom 1

11' x 10'6 (3.35m x 3.20m)
Radiator, outlook to front.

Bedroom 2

12'4 max x 10'7 max (3.76m max x 3.23m max)
(112'4 max x 10'7 max reducing to 8'1)
Radiator, outlook to rear.

Bedroom 3

7'6 x 6'9 (2.29m x 2.06m)
Radiator, outlook to front.

Bathroom

Bath having mixer tap with shower attachment and tiled surround, pedestal wash hand basin, low level wc, airing cupboard housing cylinder and shelving, window to rear.

Front Garden

Being open plan and laid mainly to lawn.

Rear Garden

Laid mainly to lawn, mature apple tree.

Garage In Block

16'5 max x 8'3 max (5.00m max x 2.51m max)
(16'5 to up and over door, maximum measurements provided include depth of any internal fittings, pillars and structures)
Located in a block to the immediate rear of the property, having a personal door to rear garden.

COUNCIL TAX BAND:

Council Tax Band - 'B' 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:

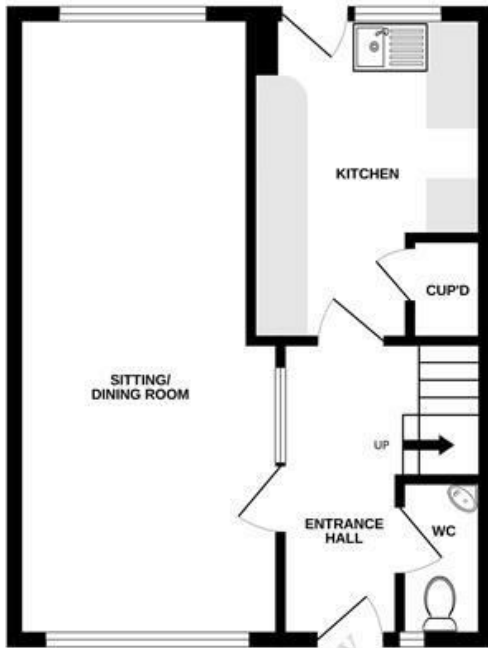
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

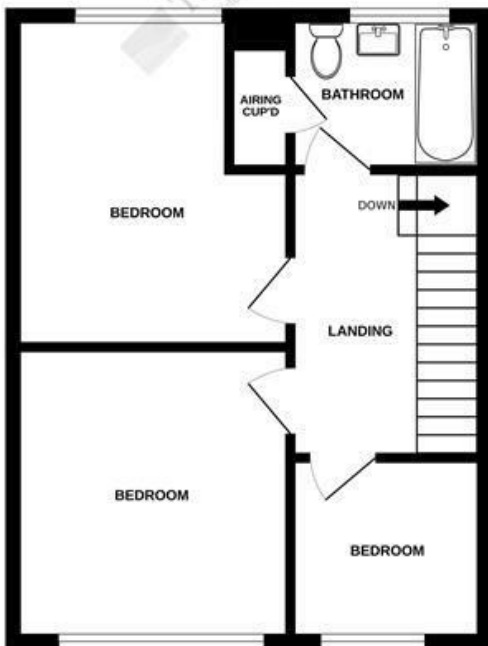
All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | EU Directive 2002/91/EC | |
| | | England & Wales | |

| 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 | | | |
| | | EU Directive 2002/91/EC | |
| | | England & Wales | |

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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