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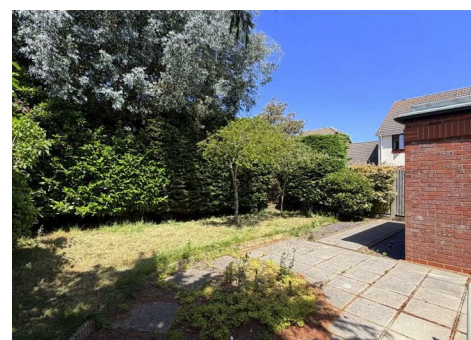
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Taylor Engley



24 Cotswold Close, North Langney, Eastbourne, East Sussex, BN23 8HH

Price Guide £489,950 Freehold

Taylor Engley are delighted to offer to the market this **FOUR BEDROOMED DETACHED FAMILY HOME** in this sought after North Langney area of Eastbourne. The property is situated in a quiet close, and this sizeable house has the benefit of a sitting room with separate dining room with the addition of a recently refitted kitchen. The property additionally offers a ground floor cloakroom/wc. Four bedrooms are afforded on the first floor - the master of which has an en-suite shower room in addition to a family bathroom. A double garage to the front of the property is a particular feature along with a mature rear and side gardens. The property is noted to benefit from gas fired central heating and sealed unit double glazed windows. and will be offered for sale chain free



The property is conveniently located for local schools for most age groups with regular services serving the local area, local shops can be found at the nearby Langney Shopping Centre. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities theatres and seafront is approximately four and a half miles distant. This property is being sold chain free

*** ENTRANCE PORCH * HALLWAY * CLOAKROOM * SITTING ROOM * DINING ROOM OPEN PLAN TO REFITTED KITCHEN * BREAKFAST ROOM * FOUR BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * GARDENS * DOUBLE GARAGE * DRIVEWAY PARKING * CHAIN FREE ***



The accommodation comprises:

Sliding door to:

ENTRANCE PORCH

Gas and electric meters, front door to:

ENTRANCE HALL

Radiator, central heating thermostat, door to:

GROUND FLOOR WC

Low level wc, wash hand basin built into unit, part tiled walls, fuses, window to front.

SITTING ROOM

17'2" x 11'7" (5.23 x 3.53)

With upvc windows to front and side, gas fire in decorative surround, two television points, telephone point, window to front, double radiator, decorative coving, double casement doors to:

DINING ROOM/KITCHEN DINER

24'9 x 18'9 overall (7.54m x 5.72m overall)

With upvc windows to side, upvc French doors to rear providing access to rear garden.

RE-FITTED KITCHEN

13'3 x 9'6 (4.04m x 2.90m)

Recently refitted with a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer sink unit with chrome mixer taps. Five burner stainless steel gas hob with chrome extractor hood above. Plumbing and space for washing machine and tumble drier, built-in Neff oven and grill. Upvc windows to side and rear, part tiled walls in complimentary tiling with recessed isolator switches, external door to side, cupboard housing concealed wall mounted Worcester Bosch combination boiler for the provision of gas fired central heating and domestic hot water, light oak effect flooring

Stairs rising from entrance hall to:

FIRST FLOOR LANDING

Hatch to loft, cupboard housing hot water tank, window to side.

BEDROOM 1

11'6" x 8'11" (3.51 x 2.72)

(Measurements exclude door recess)

Radiator, built-in wardrobe, telephone point, television point, window to rear, door to:

EN-SUITE SHOWER ROOM

White suite comprising low level wc, vanity wash hand basin with mixer tap, shower cubicle with thermostatic shower unit over, heated towel rail, extractor fan, part tiled walls, obscure upvc window to side.

BEDROOM 2

11'6" x 8'4" (3.51 x 2.54)

(Measurements exclude door recess)

Built-in wardrobe, radiator, window to front.

BEDROOM 3

8'6" x 6'11" (2.59 x 2.11)

Radiator, window to rear.

BEDROOM 4

7'11" x 6'11" (2.41 x 2.11)

Radiator, window to front. Built in mirror fronted wardrobes

FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, low level wc, vanity wash hand basin, heated towel rail, part tiled walls, wall light, extractor fan, mostly tiled walls in complimentary tiling, upvc obscure window to side.

OUTSIDE

REAR GARDEN

Having patio to immediate rear leading to area of lawn with border and a selection of shrubs, further side area of garden being paved and having personal door to the garage with private gate for access to Friday Street, close boarded fencing to sides

COUNCIL TAX BAND:

Council Tax Band - 'E' 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.

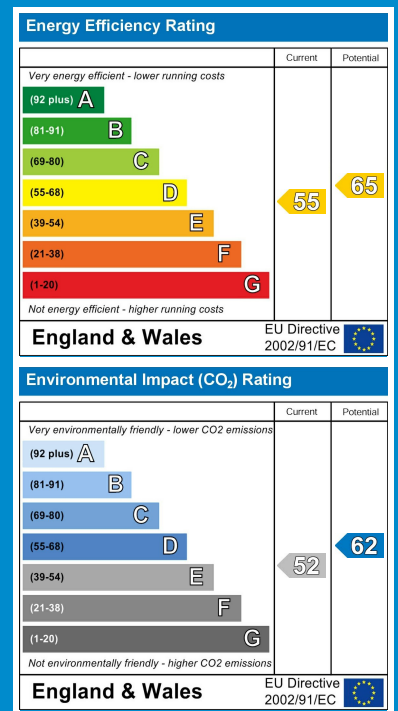
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









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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