



Langney Green, Eastbourne
Offers In Excess Of £435,000









# SUMMARY

Located in the quit cul-de-sac of Langney Green, Eastbourne, this exquisite semi-detached bungalow offers a perfect blend of comfort and style.

Finished to a high standard, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests.

The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout.

The bungalow features two modern bathrooms, providing convenience and privacy for all occupants.

The heart of the home is complemented by a beautifully landscaped rear garden, which offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to unwind in a serene setting.







Additionally, the property benefits from off-road parking, ensuring that you have a secure and convenient place for your vehicle.

With its high-quality finishes and thoughtful design, it presents an exceptional opportunity for anyone looking to settle in a peaceful yet accessible location.

Do not miss the chance to make this stunning property your new home.



# Kitchen/Lounge

22'6 x 18'5

## Bedroom 1

23'5 x 9'11

# Bedroom 2

15'10 x 8'11

## Bedroom 3

10'0 x 9'10

## Bathroom

8'7 x 7'9

# Utility Room 6'8 x 4'11

Council Tax Band - C£2,251 per annum



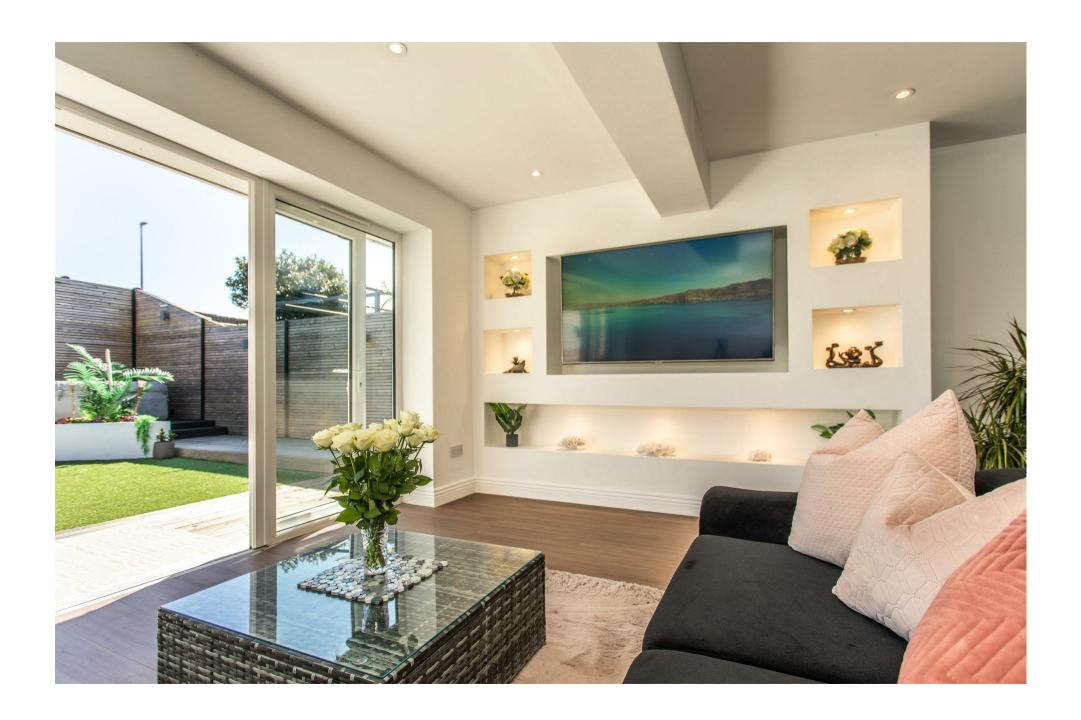


















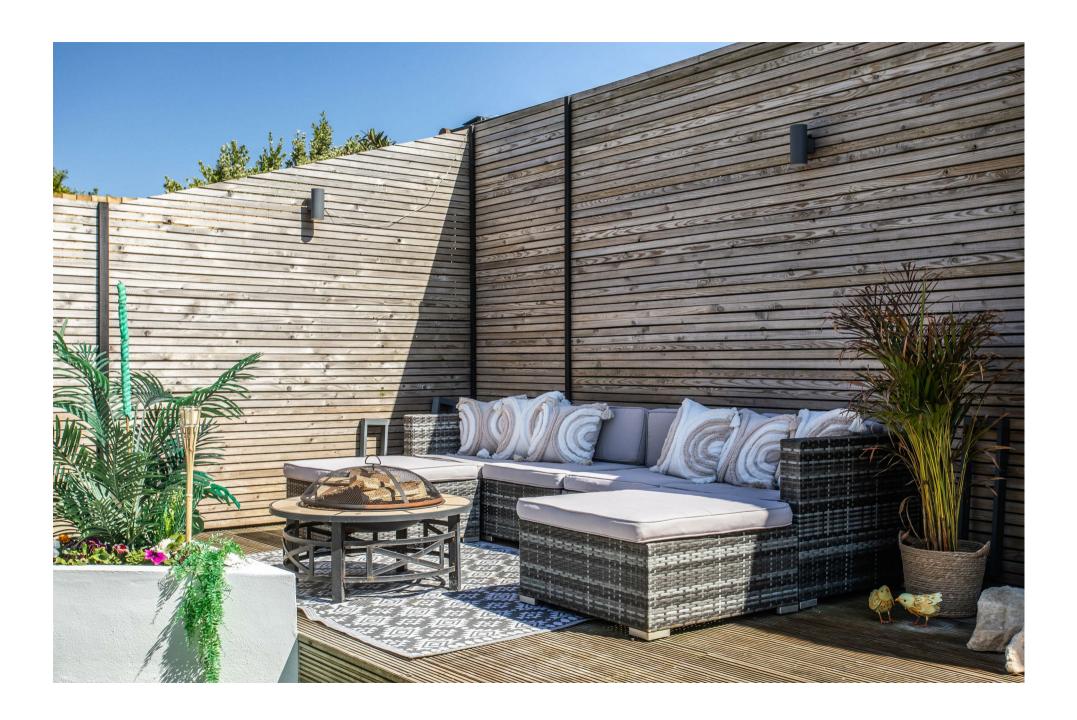


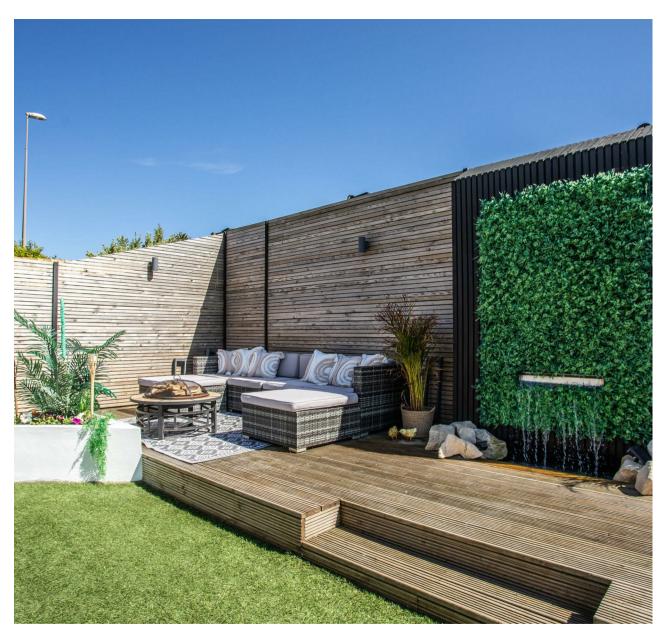












# INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Eastbourne Borough Council

#### Council Tax Band

C

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

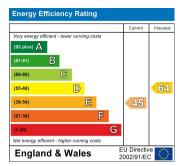
# Area Map



### **Floorplan**

# **GROUND FLOOR** BEDROOM 1 23'5" x 9'11" 7.14m x 3.02m KITCHEN/LOUNGE 22'6" x 18'5" 6.86m x 5.61m BEDROOM 2 15'10" x 8'11" 4.83m x 2.72m BEDROOM 3 10'0" x 9'10" 3.05m x 3.00m BATHROOM 8'7" x 7'9" 2.62m x 2.36m Whist every attempt has been made to ensure the accuracy of the floorpian contained there, measurements of dodes, windows, rooms and any option ferrains are approximate and no reportability in taken for any error, omission or mini-statement. This plain 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. As to their operability or efficiency can be given.

# **Energy Efficiency Graph**



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