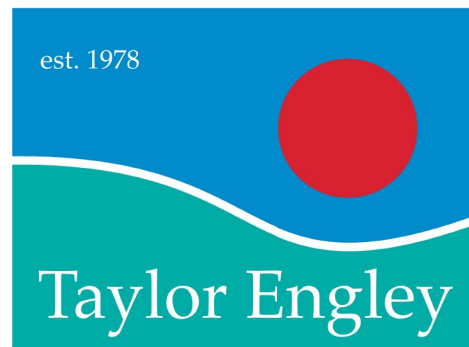


**Valuers, Land & Estate Agents**  
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**22 Lundy Walk, Eastbourne, East Sussex, BN23 6UH**  
**Asking Price £185,000 Freehold**

**An opportunity arises to acquire this, TWO BEDROOMED SEMI DETACHED BUNGALOW, located on the popular Kings Park development close to the Langney Point area and Sovereign Harbour district. The property is considered to be in good decorative order and features electric heating, double glazing and a spacious living room open plan to kitchen. The property is offered to the market chain free. EPC=E.**



**The property is located on the Kings Park development being within close proximity to the Sovereign Harbour district and Langney Point area of Eastbourne, Local shops can be found at the nearby Sovereign Harbour retail Park and Bus services pass nearby. Eastbourne Town Centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately three and a half miles distant.**

**\* POPULAR KINGS PARK DEVELOPMENT \* GOOD DECORATIVE ORDER \* SPACIOUS LIVING ROOM OPEN PLAN TO KITCHEN \* TWO BEDROOMS \* BATHROOM \* ELECTRIC HEATING \* DOUBLE GLAZING \* CHAIN FREE \***



## The accommodation

Comprises:

Front Door to:

### Living Room

14'3 max x 13'9 max (4.34m max x 4.19m max)  
Electric heater, outlook to front, wide opening to:

### Kitchen

8'9 max x 5'4 max (2.67m max x 1.63m max)  
(maximum measurements include depth of fitted units)  
Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer, stainless steel sink unit, under counter Diplomat electric oven, four ring hob with extractor fan over, space and plumbing for washing machine, Hotpoint washing machine, built-in airing cupboards housing cylinder, Logic fridge/freezer, outlook to rear.

### Bedroom 1

11'3 x 10' (3.43m x 3.05m)  
Electric heater, outlook to front.

Door from living room to:

### Inner Hall

Built-in store cupboard, loft hatch to roof space, door to rear garden.

### Bedroom 2

10'1 x 8'9 (3.07m x 2.67m)  
Electric heater, cabinet housing electric meter and consumer unit, outlook to rear.

### Bathroom

Bath with Mira shower unit over and shower screen, pedestal wash hand basin, low level w/c, mostly tiled walls, electric fan heater, window to rear.

### Rear Garden Area

Having lawned area, patio area and some shrubs, enclosed by low fence.

## NB

Maintenance including a ground rent payment of £1.00 for period 25 March 2026 to 21 January 2027 £1,289.00, divided into quarterly payments.

(All details concerning the outgoings are subject to verification)

### COUNCIL TAX BAND:

Council Tax Band - 'A' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

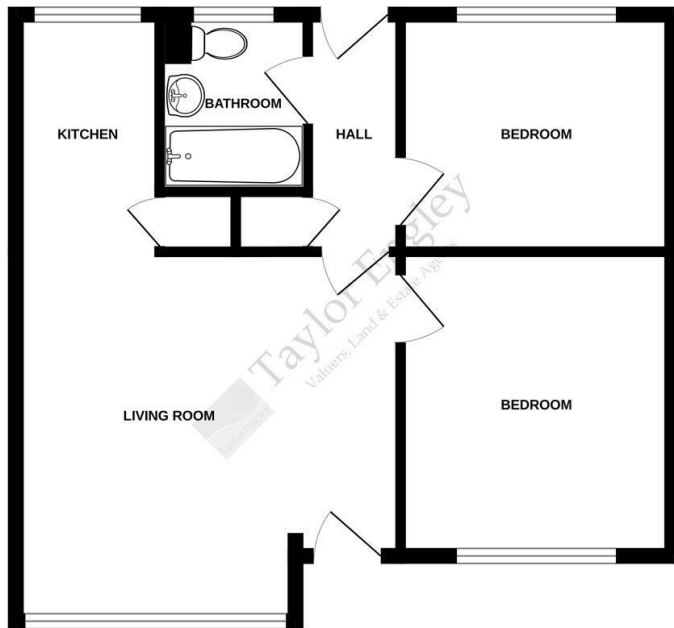
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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.  
Made with Metropac CS204.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.