

Valuers, Land & Estate Agents

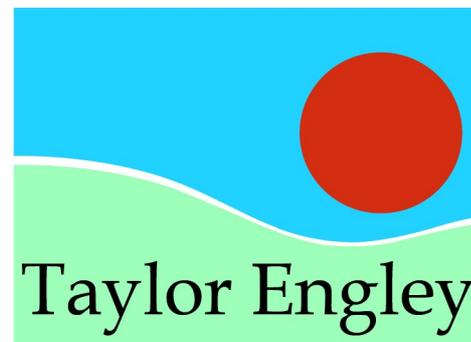
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9 Foley Close, Langney Point, Eastbourne, East Sussex, BN23 6HA

Price £325,000 Freehold

Taylor Engley are delighted to offer to the market this pleasant **TWO BEDROOMED** detached bungalow located in a close in the highly sought-after Langney Point area of Eastbourne. Located just a short distance from Eastbourne's seafront and occupying a level plot, the accommodation on offer comprises: entrance porch, hall, living room, separate kitchen, two bedrooms, bathroom and an additional conservatory to the rear. The property is double glazed, centrally heated and neutrally presented. Outside, low maintenance gardens can be found to the front and rear, whilst there is also an on-site garage with ample off-road parking.



Local shopping facilities are available on nearby Beatty Road, whilst Eastbourne's seafront is also situated at the end of nearby Princes Road. Bus services run locally providing access to Eastbourne's town centre with it's comprehensive shopping facilities, which is situated approximately two and a half miles distant.

*** ENTRANCE PORCH * HALL * LIVING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * CONSERVATORY * LOW MAINTENANCE GARDENS * GARAGE * OFF-ROAD PARKING * LEVEL PLOT * SITUATED IN A CLOSE * POPULAR LANGNEY POINT LOCATION ***



The accommodation

Comprises:

Front Door

To:

Entrance Porch

Door to:

Entrance Hall

Radiator, cupboard housing hot water tank, cloaks cupboard housing meters.

Living Room

17'10 x 11'10 (5.44m x 3.61m)

Electric fire, television point, two radiators, window to front.

Kitchen

10'5 x 7'4 (3.18m x 2.24m)

A selection of eye and base level units with work surface, one and a half bowl sink unit with mixer tap, space for appliances including dishwasher, freestanding cooker, fridge and freezer, wall mounted Worcester boiler, radiator, tiled walls, window and door to:

Conservatory

17'9 x 7' (5.41m x 2.13m)

Having radiator, space and plumbing for washing machine, door to side and door to rear.

Bedroom 1

11'10 x 11'6 (3.61m x 3.51m)

(11'6 to wardrobe front)

Having a selection of wardrobes, radiator and window to rear.

Bedroom 2

10'10 x 10'5 (3.30m x 3.18m)

(Maximum measurements given)

Currently used as a dining room, having radiator, windows to front and side.

Bathroom

Bathroom suite comprising of low level w.c, wash hand basin, bath with mixer tap and shower over, radiator, tiled walls, window to side.

Garden

Measuring approximately 28' in length, having patio to immediate rear, leading to small area of lawn with borders with a selection of shrubs, with gate to side and personal door to garage.

Garage

17'5 x 8'3 (5.31m x 2.51m)

Having up and over door to front, power and lighting and personal door to rear.

Off-road Parking

For 2/3 vehicles, situated alongside the property.

COUNCIL TAX BAND:

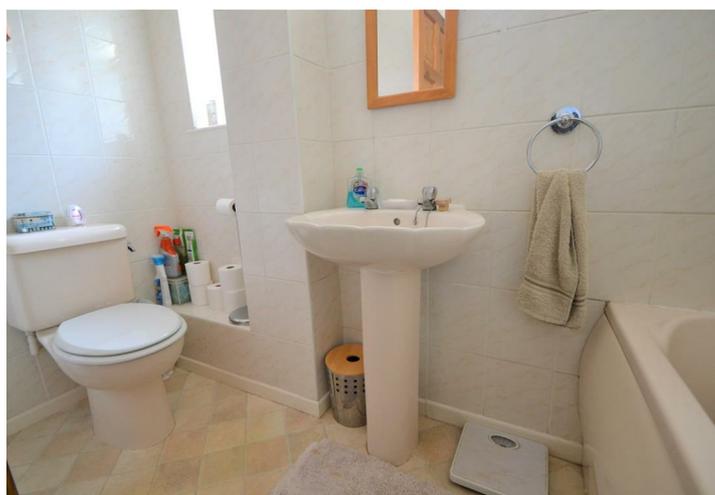
Council Tax Band - D Eastbourne Borough Council
£2039.17 until 31st March 2021.

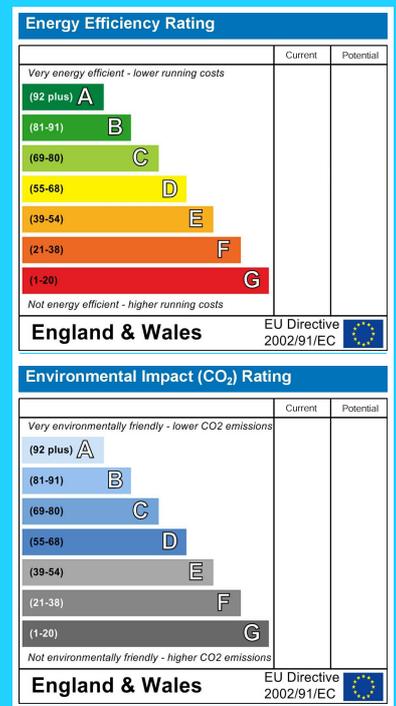
FOR CLARIFICATION:

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.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

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.

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