



24 PEYTON CLOSE, LANGNEY POINT

OFFERS IN EXCESS OF £390,000 FREEHOLD

Accommodation: Detached Bungalow, Hallway, Lounge, Kitchen, Conservatory, Bathroom, Separate WC, Two Bedrooms, Gas Central Heating, Rear & Side Gardens, Detached Garage plus off-road parking:

Available with no onward chain this Detached Bungalow occupies a corner location within a residential close and benefits from a spacious Kitchen 13'11" x 11'0" opening onto a Conservatory 14'6" x 11'2". The Lounge has double aspect windows overlooking the attractive side and rear garden plus a detached garage and further off-road parking to the side is a real benefit. If your looking for a home within desirable Langney Point situated ½ Mile from Eastbourne seafont then a viewing really is essential to fully appreciate the accommodation. Call The Exchange Property Services on 01323 489560 today to book your viewing.

Canopied entrance, exterior light & UPVC part double glazed door to:

Hallway

Radiator, coved ceiling, airing cupboard, cloaks cupboard, loft access with drop down ladder:

Lounge

4.73m (15'6") x 3.15m (10'4")

Double glazed window to side, double glazed full height windows & door opening onto rear garden, coved ceiling, radiator, laminate flooring, telephone point:



Kitchen

4.26m (13'11") x 3.38m (11'0")

Fitted with a range of base units, cupboards & drawers with laminate worktop space over, stainless steel 1&½ bowl inset sink with single drainer, double glazed window to side, double glazed window to conservatory, double glazed door to conservatory, partly tiled walls, recessed spot lighting, inset gas hob with extractor hood over, built in electric oven, plumbing for washing machine, concealed wall mounted gas boiler:



Conservatory

4.44m (14'6") x 3.41m (11'2")

Double glazed door to rear garden, double glazed windows to rear and sides, radiator, wall light points, transparent roof, wooden parquet effect flooring:



Bedroom One

4.08m (13'4") x 3.18m (10'5") x

Double glazed window to front, fitted wardrobes, cupboards & drawers, vanity unit & bedside cupboards, radiator, coved ceiling:



Bedroom Two

3.19m (10'5") x 2.81m (9'2")

Double glazed window to front, radiator, fitted wardrobes, cupboards, drawers & vanity unit:



Bathroom

Double glazed window to side, panelled bath with mixer spray unit & over bath shower, wall mounted electric shower with glass bifold screen, pedestal wash hand basin, radiator, tiled walls, coved ceiling, extractor fan:



Separate WC

Low level WC, double glazed window to side, radiator, tiled walls, extractor fan, coved ceiling:

Outside

Front Garden

Off Road parking, shrubs



Detached Garage

5.15m (16'10") x 2.41m (7'11")

Up & Over door, power points & lighting, storage space in rafters, double glazed window to rear garden & double-glazed door to rear garden:

Rear & Side Garden

Unusual Shape Aprox size

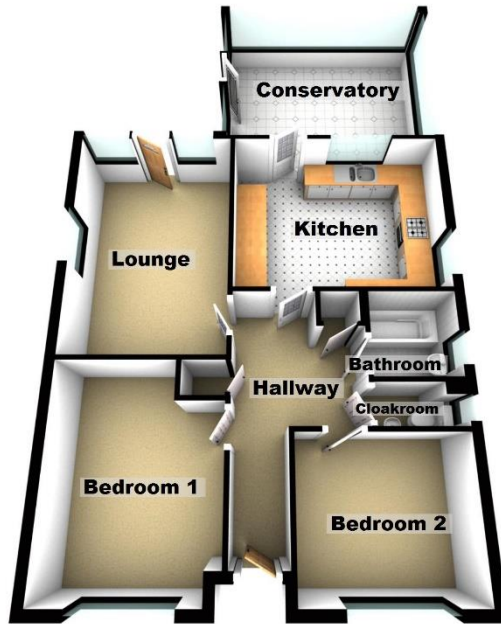
10.70m (35'0") x 9.41m (30'0")

Plus, side area 9.46m (31'0") x 18'1" (5.51m).

Fencing & walls to sides, patio, lawn, gated side access, outside tap, lighting, trees and shrubs, shed, pond, flower beds:



Ground Floor



Ground Floor



Energy performance certificate (EPC)

24 Peyton Close
EASTBOURNE
BN23 6AF

Energy rating

C

Valid until: 11 June 2033

Certificate number: 6637-4526-1200-0588-7202

Property type

Detached bungalow

Total floor area

63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

The Exchange

Property Services
Mortgage Services
Letting & Management Services

www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk