

Valuers, Land & Estate Agents

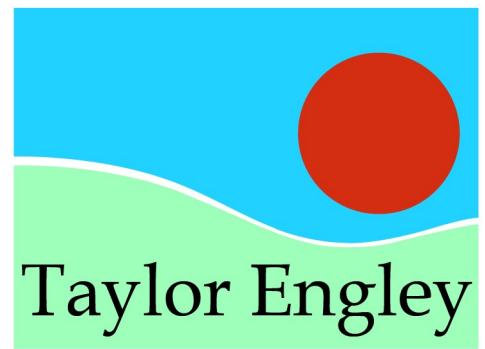
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3 Cheviot Close, North Langney, Eastbourne, East Sussex, BN23 8ET

Price £514,000 Freehold

Taylor Engley are delighted to offer to the market this **CONSIDERABLY EXTENDED AND EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME** situated in a sought after close in the North Langney area of Eastbourne. This unique property could be configured in many ways but potentially has up to seven bedrooms, if required. The accommodation is arranged over three floor and as well as the many bedrooms there are three reception rooms, a conservatory and a spacious kitchen, two en-suite shower rooms and a family bathroom as well as a ground floor wc, integral double garage with ample off road parking and is also considered to be a particular feature. The rear garden has been designed to be low maintenance and is particularly secluded.



Shopping facilities are available at nearby Langney Shopping Centre whilst Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is situated approximately four miles distant.

*** ENTRANCE PORCH * HALL * LIVING ROOM * DINING ROOM * CONSERVATORY * UTILITY ROOM * KITCHEN/BREAKFAST ROOM * STUDY * SIX FIRST FLOOR BEDROOMS * FAMILY BATHROOM * TWO EN-SUITE SHOWER ROOMS * LOFT ROOM/SEVENTH BEDROOM * DOUBLE GARAGE * OFF ROAD PARKING ***



The accommodation

Comprises:

Front door opening to:

Entrance Porch

Door opening to:

Entrance Hall

Ground Floor Wc

Modern white suite comprising wash hand basin in Granite surface, Low level wc, heated towel rail, part tiled walls, window to front, fuse board.

Living Room

16'7 x 11'8 (5.05m x 3.56m)

Gas fire in surround, television point, radiator, window to front, doors opening to dining room.

Dining Room

11'8 x 8'7 (3.56m x 2.62m)

Radiator, door opening to kitchen, door opening to conservatory.

Conservatory

13'2 x 13'1 (4.01m x 3.99m)

Doors opening to rear garden.

Kitchen/Breakfast Room

12'8 x 11'5 (3.86m x 3.48m)

A selection of eye and base level units with one and a half stainless steel sink unit with mixer tap, integrated double oven, gas hob and extractor fan over, integrated wine fridge, window to rear, radiator, door opening to utility room and opening to inner hall.

Inner Hall

10'4 x 6'4 (3.15m x 1.93m)

Understairs cupboard, radiator, door to hall

Utility Room

11' x 7'4 (3.35m x 2.24m)

Further selection of eye and base level units with stainless steel sink unit with mixer tap, space for fridge freezer, space for washing machine, wall mounted baxi boiler, window and door opening to garden, door opening to garage and door opening to study.

Study

11' x 8'9 (3.35m x 2.67m)

Radiator, window to rear.

Stairs rising from entrance hall to:

First Floor Landing

Airing cupboard and hatch to loft.

Bedroom 1

11'11 x 11'10 (3.63m x 3.61m)

Having a selection of fitted wardrobes with sliding doors, radiator, window to front. Door opening to en-suite shower room.

En-Suite Shower Room

White suite comprising shower cubicle with luxury shower unit, wash hand basin, low level wc, fitted cupboards, radiator, part tiled walls, window to front.

Bedroom 2

12'4 to wardrobe front x 11'4 (3.76m to wardrobe front x 3.45m)

Having a wall of wardrobes with sliding doors, radiator, window to front, door opening to en-suite shower room.

En-Suite Shower Room

White suite comprising shower cubicle, low level wc, wash hand basin in vanity unit, part tiled walls, heated towel rail, window to front.

Bedroom 3

11'7 x 8'7 (3.53m x 2.62m)

Radiator, window to rear.

Bedroom 4

12'6 x 8'2 (3.81m x 2.49m)

Wall of wardrobes with sliding doors, radiator, television point, window to rear.

Bedroom 5

9'2 x 6'7 (2.79m x 2.01m)

(9'2 includes depth of wardrobes)

Fitted wardrobes, radiator, window to rear.

Bedroom 6

9'2 x 6'4 (2.79m x 1.93m)

(9'2 includes depth of fitted wardrobe)

Fitted wardrobe with mirrored sliding door, radiator, window to rear.

Family Bathroom

White suite comprising bath with mixer tap and shower unit over, low level wc, wash hand basin in vanity unit, extractor fan, heated towel rail.

Inner Hall

Radiator, window to rear, stairs rising to:

Loft Room/Bedroom 7

16'5 x 11'8 (5.00m x 3.56m)

Having pitched roof and Velux windows to front and rear and an electric wall mounted heater.

Outside

Double Garage

17'0 x 16'09 (5.18m x 5.11m)

Having electric up and over door, fuseboard, cupboard housing water tank.

Off Road Parking

Space for 4 vehicles to the front of the property.

Rear Garden

Being particularly secluded, having decking to immediate rear with steps leading to lawn with a selection of mature borders and oak trees measuring approximately 60' x 50'

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - Currently £2,945.47 until 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 ENGLELY.

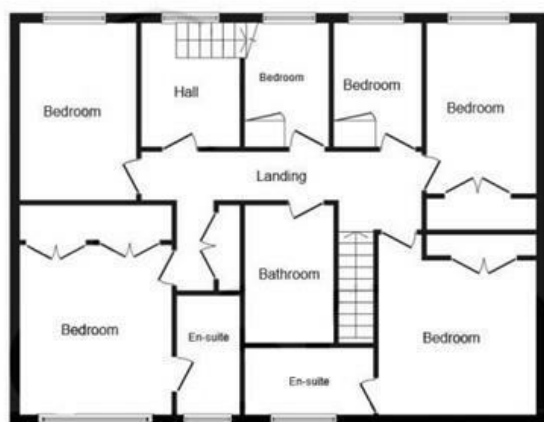








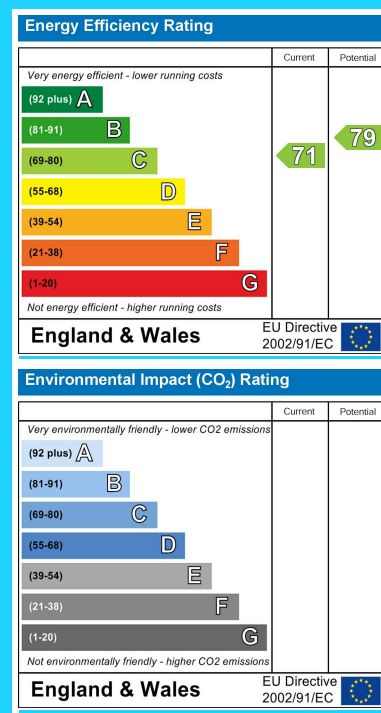
Ground Floor



First Floor



Second Floor



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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