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Taylor Engley









2 Rise Park Gardens, Langney, Eastbourne, East Sussex, BN23 7EY
Chain Free £340,000 Freehold

Situated in the highly regarded Langney area of Eastbourne, this THREE/FOUR-BEDROOM DETACHED BUNGALOW occupies a generous corner plot within Rise Park Gardens. Although requiring some modernisation the property offers well-proportioned and versatile accommodation, comprising two reception rooms, three bedrooms and two bathrooms. Further benefits include gas-fired central heating, UPVC double glazing, a garage and driveway providing off-road parking. Offered to the market chain free, this attractive bungalow represents an excellent opportunity to acquire a comfortable and conveniently positioned home, close to local amenities and transport links. EPC = D



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*** ENTRNCE LOBBY * HALLWAY * SITTING ROOM * DINING ROOM/OPTIONAL BEDROOM FOUR * KITCHEN * THREE FURTHER BEDROOMS * BATHROOM/WC * WET ROOM/WC * ON SITE GARAGE WITH DRIVEWAY * CORNER PLOT GARDENS * CHAIN FREE ***





The accommodation
Comprises
Double glazed front doors to:

ENTRANCE LOBBY
9'5 x 5'4 (2.87m x 1.63m)
Upvc windows to front and side with internal door to:

HALLWAY
With storage cupboard, two hatches to loft space

SITTING ROOM
15'0 x 12'0 (4.57m x 3.66m)
With upvc windows to rear and side, fireplace surround, radiator

BEDROOM FOUR/DINING ROOM
14'10 x 9'6 (4.52m x 2.90m)
With upvc doors to rear garden, adjacent windows to rear, radiator. (Currently used as a Dining Room)

KITCHEN
10'5 x 9'6 (3.18m x 2.90m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over. Wall mounted Potterton gas boiler for the provision of gas fired central heating and domestic hot water Upvc door to rear providing accesss to rear garden with windows to side.

BEDROOM ONE
13'0 x 12'0 (3.96m x 3.66m)
With upvc windows to front, radiator

BEDROOM TWO
11'4 x 9'8 (3.45m x 2.95m)
With upvc windows to front, radiator

BEDROOM THREE
10'9 x 9'5 (3.28m x 2.87m)
With upvc windows to front, radiator

BATHROOM/WC
6'8 x 5'10 (2.03m x 1.78m)
With a white suite comprising panelled bath with mixer taps, close coupled wc and vanity hand wash basin

WET ROOM/WC
6'4 x 6'0 (1.93m x 1.83m)
With a white suite with a thermostatic shower unit over, low level wc, wall mounted hand wash basin

ON SITE GARAGE
19'8 x 9'0 (5.99m x 2.74m)
With up and over door, power and light, personal access door to rear

DRIVEWAY PARKING
With parking for one vehicle

GARDENS TO FRONT
Principally laid to lawn with pathway to front door

CORNER PLOT GARDENS TO REAR
Being a particular feature of this property a spacious garden with a southerly aspect interspersed with fruit trees to sides and rear

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band - Eastbourne Borough Council Tax Band 'D'

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.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





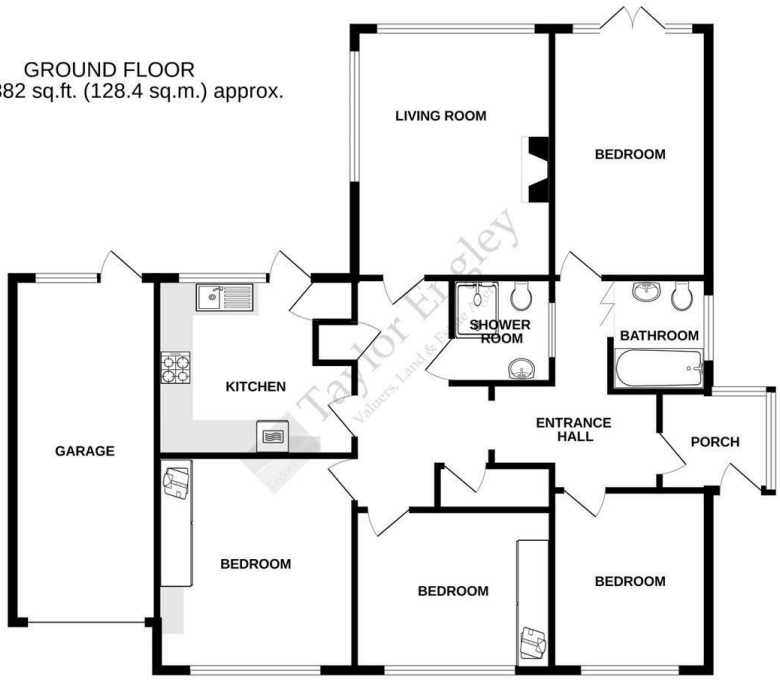






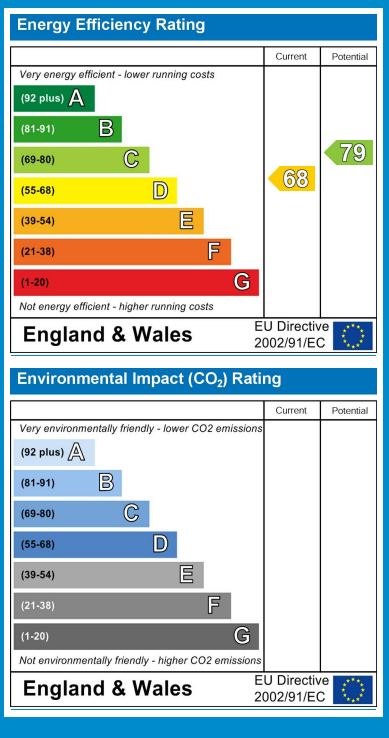


GROUND FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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.
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