

22 Coleridge Walk, Langeny, Eastbourne, East Sussex, BN23 7QJ

Price £282,500, Freehold

Surridge Mison
ESTATES

Welcome to this light & spacious two bedroom semi-detached bungalow situated in a quiet spot on the sought after 'Poets' development in Eastbourne. The position of the bungalow is ideal being set back from the road and having a peaceful quiet spot with pretty gardens, off road parking and garage.

The location of the property is sought after due to its close proximity to local shops. It is a quiet residential area being well served by local bus routes and ideal from anyone looking to have all of the above local amenities on their doorstep. The home benefits from double glazing, gas central heating and neutral decoration throughout.

The accommodation on offer is well thought out and comprises of, entrance hallway with loft access. The lounge/diner is bay fronted and overlooks the landscaped rear garden. The kitchen is well equipped with plenty of room for appliances and leads onto the conservatory, which in turn leads onto the low maintenance rear garden.

The bedrooms are both double rooms, both overlooking the front garden. There is a shower room and additional cloakroom.

There are landscaped gardens to the front and rear. The rear garden has a hard standing area providing off road parking and is gated. The garage is accessed via a service road to the rear, and has an up and over door to front.

Check out the 3D virtual tour!









Entrance Hall - 3.81m x 0.86m (12'6" x 2'10") UPVc door to front. Loft access. Carpeted. Radiator.

Kitchen - 3m x 2.77m (9'10" x 9'1") Double aspect room with double glazed window to side and glazed window and door leading to conservatory. Vinyl flooring and partially tiled walls. Radiator. Fitted with a range of wall and base units with space for fridge/freezer, washing machine and tumble dryer. Space for electric cooker. Work surfaces with inset stainless steel sink and drainer unit.

Conservatory - 2.51m x 2.01m (8'3" x 6'7") Conservatory with double glazed windows to rear and side and door leading to rear garden. Carpeted. Radiator.

Lounge/Dining Room - 5.31m x 3.33m (17'5" x 10'11") Double glazed bay window to rear. Carpeted. Radiator. Coved ceiling.

Separate WC - 1.68m x 0.89m (5'6" x 2'11") Double glazed opaque window to side. Laminate flooring. Wash hand basin and W.C.

Shower Room - 1.68m x 1.4m (5'6" x 4'7") Double glazed opaque window to side. Laminate flooring and tiled walls. Chrome towel rail. Suite compromising of shower cubicle and wash hand basin.

Bedroom Two - 3.02m x 2.41m (9'11" x 7'11") Double glazed window to front. Carpeted. Radiator.

Bedroom One - 3.76m x 3.33m (12'4" x 10'11") Double glazed window to front. Carpeted. Radiator. Coved ceiling.

Front Garden Laid to lawn with paved pathway. Hedging.

Rear Garden & Parking Mainly laid to lawn with patio area. Shed. Fencing surrounds with gated access to rear, area of hard standing for off road parking.

Garage Single garage with up & over door to front, accessed via service road (Close 16) to the rear of the property.

Vendor Note
The vendor informs us that the gas combination boiler was installed in the roof space in July 2024 (replacing on old back boiler) - this is not noted on the energy performance certificate; as the certificate pre dates the boiler.

Council Tax Band- C | EPC Rating- D

Utilities This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach. To check mobile phone coverage, visit Ofcom.

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.







