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Taylor Engley



66 Brassey Avenue, Hampden Park, Eastbourne, East Sussex, BN22 9QH

Guide Price £575,000 Freehold

Taylor Engley are delighted to offer to the market this **FOUR DETACHED CHARACTER HOME**, located in the favoured West Hampden Park area of Eastbourne. This bay fronted property is considered to provide ideal family accommodation and has the benefit of gas fired central heating and double glazing to the majority of the windows. Features include two separate reception rooms, kitchen/breakfast room, reception hall, four spacious bedrooms, ample driveway parking, a garage and established gardens with a plot extending to approximately 0.2 of an acre. There is also the advantage of a spacious timber cabin within the rear garden.



The property is located in the popular West Hampden Park area, being within walking distance of local shops and a mainline railway station in Hampden Park. Schools for most age groups and the scenic Hampden Park with its woodland walks, playing fields and lake are also within walking distance. Bus services serve the local area and Eastbourne's town centre which offers a comprehensive range of shopping facilities is approximately three miles distance.

*** FAVOURED WEST HAMPDEN PARK AREA * DETACHED CHARACTER HOME * FOUR BEDROOMS
 * TWO RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM * ESTABLISHED GARDENS * PLOT OF
 APPROXIMATELY 0.2 OF AN ACRE * DRIVEWAY PARKING * GARAGE * GAS FIRED CENTRAL
 HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * CONVENIENTLY LOCATED
 TO LOCAL AMENITIES * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Porch

Quarry tiled floor, door to:

Reception Hall

Featured pattern glass window to side, radiator, picture rail, central heating thermostat, under stairs storage cupboard.

Cloakroom

Low level wc, wash hand basin with tiled splash back and set into cabinet, window to side.

Sitting Room

14'10 x 13'8 max (4.52m x 4.17m max)

(13'8 max into bay reducing to 11'5, measurements include depth of chimney breast)

Wall mounted gas fire, picture rail, radiator, bay window to front.

Dining Room

16'6 max x 11'10 max (5.03m max x 3.61m max)

(16'6 max into bay reducing to 14'3 x 11'10 including depth of chimney breast)

Double aspect room with outlook to side and rear, picture rail, wall mounted living flame gas fire, door to rear garden.

Kitchen/Breakfast Room

18'5 max x 10'3 max (5.61m max x 3.12m max)

(10'3 max reducing to 6'11, max measurements include depth of fitted units)

Single drainer stainless steel sink unit, worksurface with tiled splash back, range of base and wall mounted cupboards, Neff four burner gas hob with extractor fan over, Neff oven, Neff slimline dishwasher, space and plumbing for washing machine, built-in cupboard with shelving, walk-in cupboard with light, shelving and window, radiator, window to rear and window and door to side.

Stairs from hall to:

First Floor Landing

Feature pattern glass window to half landing, picture rail, airing cupboard housing cylinder, loft hatch to roof space with fitted loft ladder and light, housing Worcester gas fired boiler.

Bedroom 1

15'1 max x 11'10 (4.60m max x 3.61m)

(15'1 max into bay, maximum measurements include depth of chimney breast)

Bay window to rear, picture rail, three wardrobe cupboards.

Bedroom 2

14'8 max x 11'10 max (4.47m max x 3.61m max)

(14'8 max into bay x 11'10 max, maximum measurements include depth of chimney breast)

Picture rail, radiator, bay window to front.

Bedroom 3

11'10 9'9 (3.61m 2.97m)

(9'9 extending to 12'7 max into bay)

Radiator, picture rail, bay window to front.

Bedroom 4

11'1 x 10'9 (3.38m x 3.28m)

(10'9 to chimney breast)

Fitted cupboard, picture rail, radiator, outlook to rear.

Bathroom

Bath with shower over, shower curtain, wash hand basin set into cabinet, chrome effect heated towel rail, wall mounted electric heater, part tiled walls, window to side.

Separate WC

Low level wc, window to side.

Garage

16'10 max x 8 max (5.13m max x 2.44m max)

(16'10 max to door x 8 max reducing to 7'1, maximum measurements include depth of internal pillars, structures and fittings).

Up and over door to front, light and power, pitched roof, personal door to rear.

Driveway Parking

Spacious blocked paved driveway parking approached via double wrought iron gates.

Gardens

The property occupies a plot of approximately 0.2 of an acre. The gardens are established and have a variety of mature trees and shrubs. There are areas of lawn to the front, one side and rear. The immediate rear of the property there is a spacious blocked paved patio area and to one side an integral store cupboard. Outside tap and timber shed.

Timber Cabin

16'6 x 13'2 (5.03m x 4.01m)

Feature timber cabin situated within the rear garden area, light and power, ideal home office or summerhouse.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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.

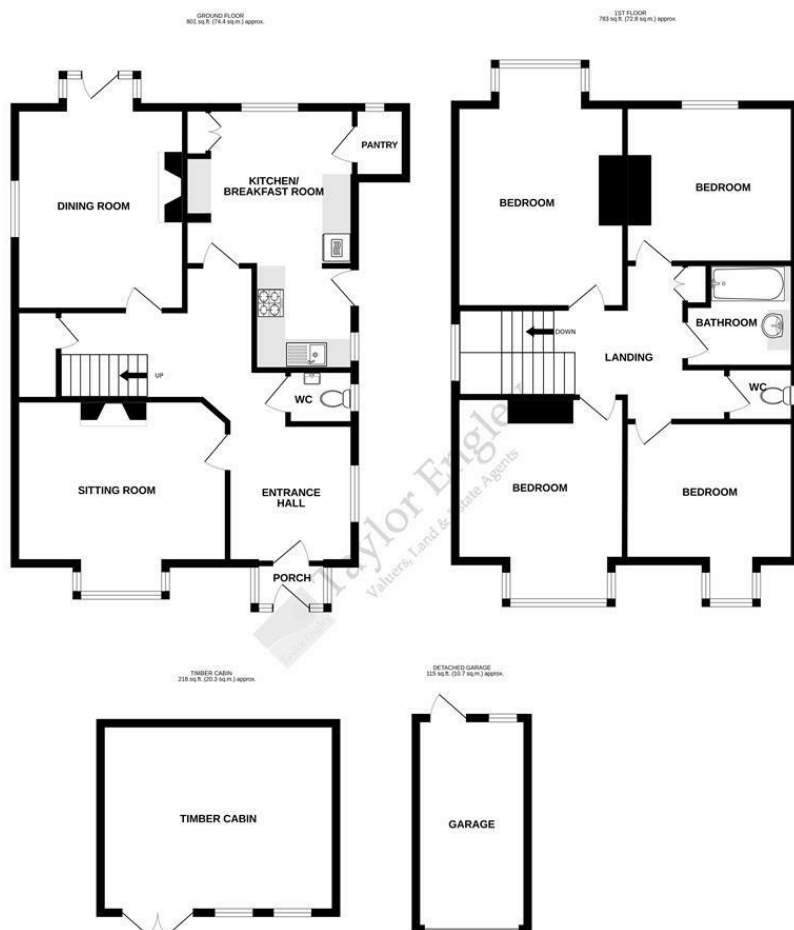
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



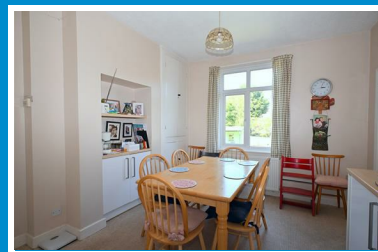






TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	70
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 Engle. 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 Engle is a trading name of Taylor Engle 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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