

**Valuers, Land & Estate Agents**

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**12 Wrestwood Avenue, West Hampden Park, Eastbourne, East Sussex, BN22 0HB**

**Guide Price £565,000 Freehold**

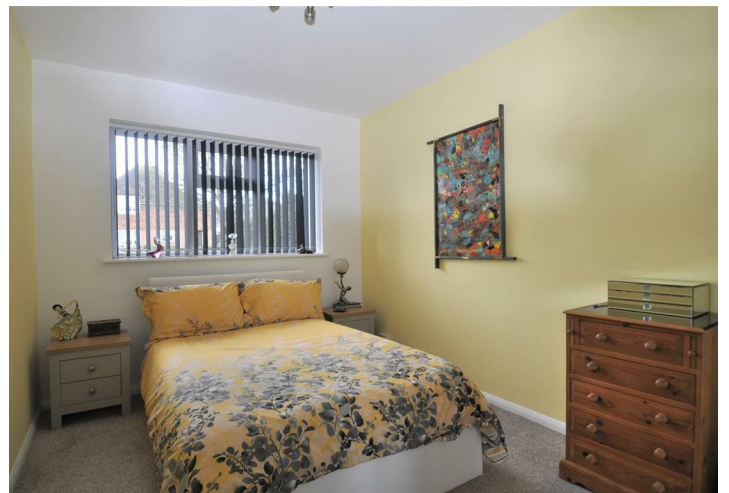
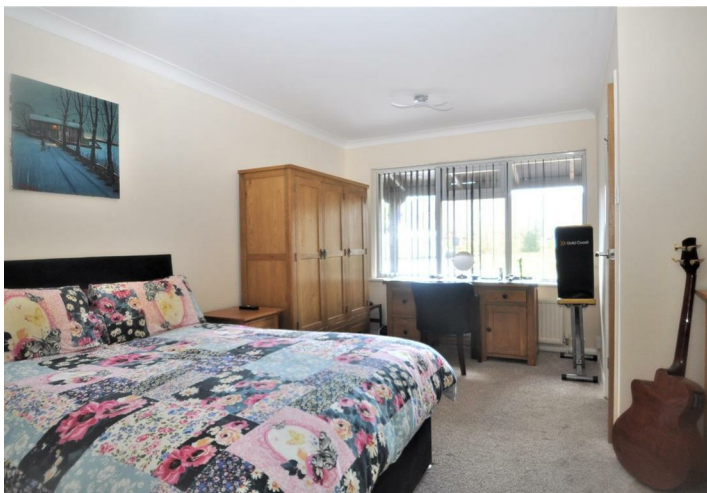
Taylor Engley are delighted to offer to the market this well presented and much improved **THREE BEDROOMED DETACHED BUNGALOW** located in the favoured West Hampden Park area of Eastbourne. The property is considered to provide deceptively spacious living accommodation with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a spacious fitted kitchen/dining room, sitting room overlooking the rear garden, principal bedroom with en-suite, spacious family bathroom, garage, driveway parking and mature gardens.





The property is situated within the favoured West Hampden Park area of Eastbourne being within close proximity of bus services which pass along the nearby Willingdon Road and Willingdon Park Drive. Hampden Park with its woodland walks, lake and playing fields can be found within the local area and Eastbourne's town centre is approximately two and a half miles distant offering a comprehensive range of shopping facilities, mainline railway station, theatres and seafront. Mainline railway stations can also be found at Hampden Park and at Polegate.

**\* WELL PRESENTED LIVING ACCOMMODATION \* SPACIOUS FITTED KITCHEN/DINING ROOM \* SITTING ROOM OVERLOOKING REAR GARDEN \* UTILITY AREA \* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* GARAGE \* DRIVEWAY PARKING \* MATURE GARDENS \***



## The accommodation

Comprises:

### Entrance Porch

Front door opening to:

### Hall

Built-in cloaks cupboard, central heating programmer, vertical radiator, loft hatch to roof space with fitted loft ladder and light (the loft space is considered to offer potential for conversion, subject to local authority consents/planning permission).

### Sitting Room

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

Spacious room overlooking rear garden, two vertical radiators, double doors opening to rear garden.

### Kitchen/Dining Room

21'10 x 11'10 (6.65m x 3.61m)

(Maximum measurements including depth of fitted units) Comprises one and a half bowl single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Electra cooker having incorporating four burner gas hob and electric oven, extractor fan over, space and plumbing for washing machine, dining area having, two radiators, cupboard housing Ideal wall mounted gas fired boiler, double doors to rear, stable door to side.

Patio door from kitchen area opening to utility area.

### Utility Area

11'3 x 7'3 (3.43m x 2.21m)

(Maximum measurements including fitted units) Work surface with base units below, integrated fridge, space for tumble dryer, glazed roof, window to side, personal door to garage, door to rear garden.

### Bedroom 1

15'5 max x 11'10 max (4.70m max x 3.61m max)

(11'10 max reducing to 9'1)

Radiator, outlook to front.

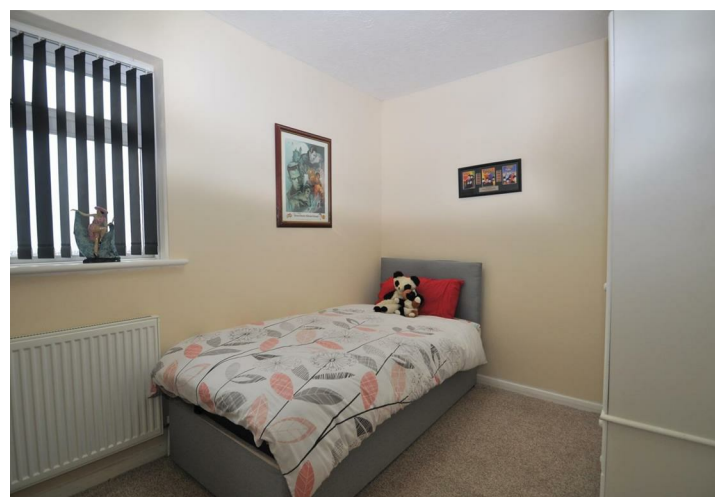
### En-Suite Shower Room

Shower cubicle, wash hand basin with mixer tap set into cabinet, low level wc.

### Bedroom 2

12'11 x 8'8 (3.94m x 2.64m)

Radiator, outlook to front.



### Bedroom 3

10'11 x 7'11 (3.33m x 2.41m)

Radiator, outlook to side.

### Family Bathroom

Bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, two windows to side, downlighters.

### Garage

20'8 max x 7'11 max (6.30m max x 2.41m max)

(20'8 max to up and over door)

Maximum measurements including depth of internal pillars, step and fittings).

Two fitted work benches, wall mounted cupboards, light and power, gas and electric meters, consumer unit, window to side, up and over door to front and personal door to rear opening to utility area.

### Front Garden

Having driveway parking, shingle bed, areas of lawn and borders with some shrubs.

### Rear Garden

Having decking to immediate rear, area of lawn, some mature shrubs and firs, greenhouse, timber shed with adjacent area of decking, timber cabin (11'4 x 9' - no power or light currently connected).

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £ 2,820.59 until March 2024.

### BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](http://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 ENGLE.

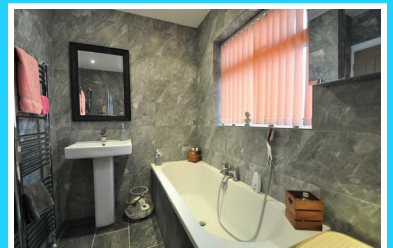




## Wrestwood Avenue, Eastbourne, BN22



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Taylor Engley Limited. REF: 954084



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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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