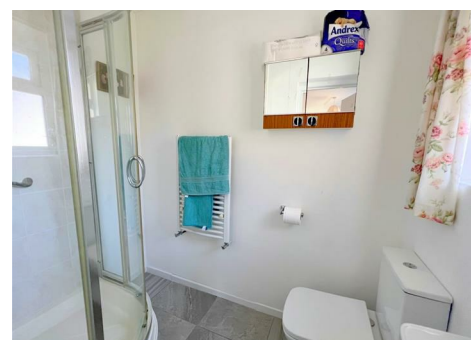
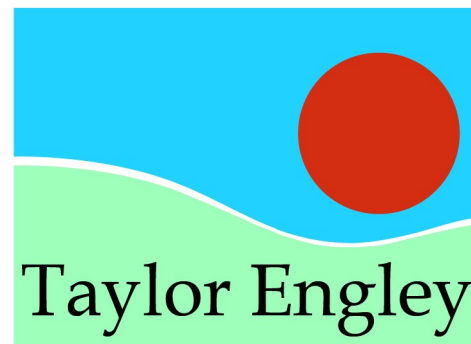


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



70 Wrestwood Avenue, West Hampden Park, Eastbourne, East Sussex, BN22 0ES
Guide Price £495,000 Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOMED DETACHED BUNGALOW in this favoured West Hampden Park location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, extended family room opening to dining and kitchen and is considered to be in good decorative order throughout. Additionally, the property offers two en-suites, on-site garage with driveway parking and landscaped gardens to rear.



The property is conveniently located within close proximity to local shops and amenities in nearby Freshwater Square whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three miles distant.

*** ENTRANCE PORCH * HALL * SITTING ROOM * EXTENDED FAMILY ROOM OPEN PLAN TO
FITTED KITCHEN * UTILITY AREA * CONSERVATORY * TWO BEDROOMS BOTH WITH EN-SUITE
SHOWER ROOMS * GARAGE * DRIVEWAY PARKING * LANDSCAPED GARDENS INCLUDING A
TIMBER CHALET ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Porch

Internal door to:

Hall

Cloaks cupboard housing electric meter, double radiator, study area with telephone point, hatch to loft.

Living Room

19'1 x 11'9 (5.82m x 3.58m)

Bay window to front, satellite/television point, two double radiators, coved ceiling, Living Flame gas fire.

Kitchen Open Plan to Family Room/Dining Room

21' x 17'2 (6.40m x 5.23m)

Recently extended with kitchen area providing a range of matching eye and base level units with complimentary moulded worktop surfaces with inset single drainer one and a half sink unit, integrated stainless steel double oven, integrated dishwasher, space for fridge freezer, ceramic tiled flooring, LED downlighters, upvc double glazed doors to rear garden, two double radiators, satellite point, store cupboard housing water softener, door to conservatory and utility area.

Conservatory

7' x 6'6 (2.13m x 1.98m)

Upvc windows to side and French doors providing access to rear garden, radiator, Polycarbonate thermal roofing.

Utility Area

6'11 x 5'6 (2.11m x 1.68m)

Recently installed Baxi wall mounted boiler for the provision of gas fired central heating and domestic hot water, door providing access to rear garden.

Bedroom 1

16'4 x 10'4 (4.98m x 3.15m)

Upvc windows to front and side, double radiator, coved ceiling, double and single wardrobe.

En-Suite Shower Room

8' x 5'6 (2.44m x 1.68m)

White suite comprising shower cubicle with thermostatic shower unit over, pedestal wash hand basin, dual flush low

level wc, fully tiled walls, heated towel rail, obscure upvc window to side.

Bedroom 2

13'2 x 9'2 (4.01m x 2.79m)

Upvc windows to side, radiator, two wardrobes, coved ceiling.

En-Suite Shower Room

6'10 x 5'2 (2.08m x 1.57m)

White suite comprising corner shower cubicle with thermostatic shower unit over, low level wc, wall mounted hand wash basin, heated towel rail, obscure upvc window to side.

Outside

Electrically operated sun awning to rear of the property

Garage

17' x 8'3 (5.18m x 2.51m)

Up and over door, power and light, personal access door.

Off Road Parking

For several vehicles.

Garden

Considered a particular feature of the property with large sun terrace area leading area principally laid to lawn with hedgerows to sides, mature fruit trees to rear.

Timber Chalet

12' x 12' max (3.66m x 3.66m max)

With power and upvc double glazed French doors to front .

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,688.24 until March 2023.

103 square metres

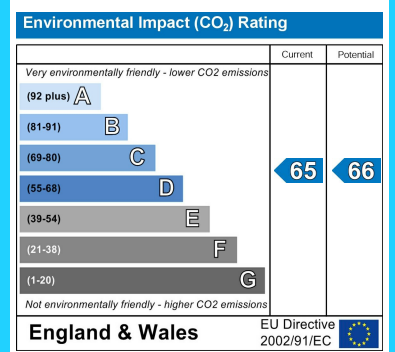
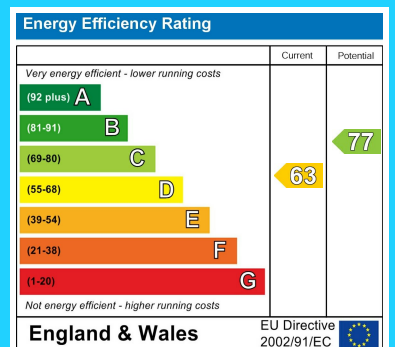
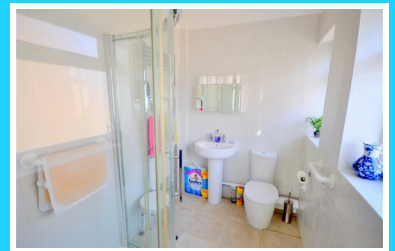
FOR CLARIFICATION:

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 ENGLEBY.





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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

