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Taylor Engley



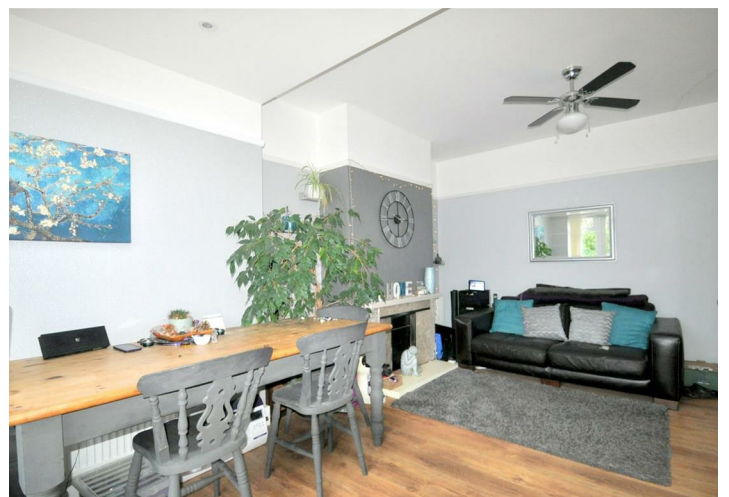
24 Glynde Avenue, West Hampden Park, Eastbourne, East Sussex, BN22 9QE
Guide Price £350,000 Freehold

An opportunity arises to acquire this THREE BEDROOMED SEMI-DETACHED CHARACTER HOME, located in the popular West Hampden Park area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room, extended open plan dining room/kitchen, cloakroom and mature gardens to front and rear. EPC=D



The property is located in the favoured Glynde Avenue being within walking distance of local shopping facilities and a mainline railway station at Hampden Park. The picturesque Hampden Park with its woodland walks, lake and playing fields are also within walking distance. Bus services serve the local area and schools for most age groups are approximately half a mile distant. Eastbourne's town centre is approximately three miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** SEMI-DETACHED CHARACTER HOME * BAY FRONTED SITTING ROOM * EXTENDED OPEN PLAN DINING ROOM/KITCHEN * THREE FIRST FLOOR BEDROOMS * BATHROOM * CLOAKROOM * ESTABLISHED GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * FAVOURED GLYNDE AVENUE ***



The accommodation

Comprises:

Door opening to:

Porch

Front door opening to:

Entrance Hall

Radiator, cupboard housing electric meter, central heating thermostat, understairs storage cupboard housing Glow Worm gas fired boiler, central heating programmer.

Cloakroom/Wc

Low level wc, pedestal wash hand basin, chrome effect heated towel rail.

Sitting Room

12'10 max into bay x 10'8 (3.91m max into bay x 3.25m) (10'8 to chimney breast)
Fireplace surround with fitted electric fire, recess to either side of chimney breast with fitted shelving, bay window with outlook to front.

Door from entrance hall to:

Extended Dining Room/Kitchen

Dining Area

18'11 max x 10'11 (5.77m max x 3.33m)
(10'11 widening to 11'10 max including depth of chimney breast).
Fireplace surround, two radiators, downlighters, skylight window, double doors opening to rear garden.

Kitchen Area

16'4 max x 5'8 max (4.98m max x 1.73m max)
(16'4 max to recess shelving).
Comprises single drainer stainless steel sink unit with mixer tap and base units below, further base unit, recess with shelving, plumbing for washing machine, window to rear and side, door to side.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space with fitted loft ladder.

Bedroom 1

12' max x 11' max (3.66m max x 3.35m max)
(12' max reducing to 10'8 to chimney breast).
Radiator, outlook to front.

Bedroom 2

10'3 x 9'11 max (3.12m x 3.02m max)
(9'11 max reducing to 8'9).
Radiator, outlook to rear.

Bedroom 3

8'5' x 7'10 max (2.57m' x 2.39m max)
(8'5' to cupboard front extending to 10'4 max into door recess x 7'10 max reducing 7'2).
Airing cupboard housing cylinder, radiator, outlook to rear.

Bathroom

Bath with mixer tap and tiled surround, tiled shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, window to front.

Outside

Front Garden

Having lawned area and various shrubs, pathway leading to property.

Rear Garden

Having paved area to immediate rear, area laid to lawn, pergola with decking area below, timber shed and timber summerhouse, mature tree and some shrubs.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

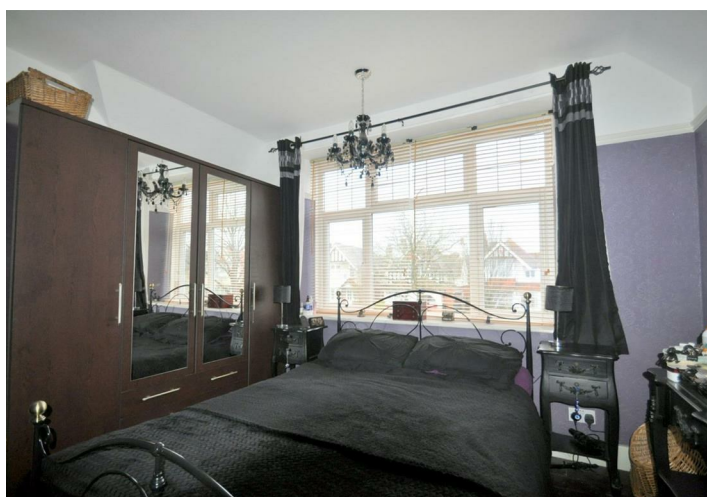
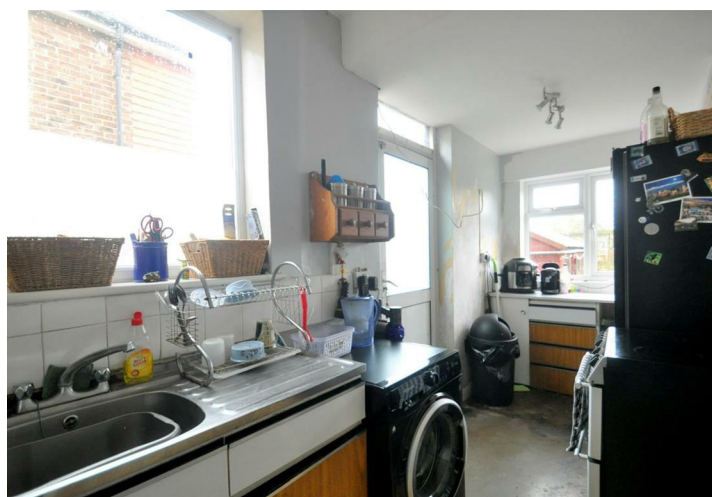
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

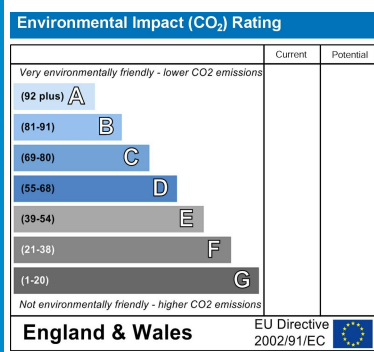
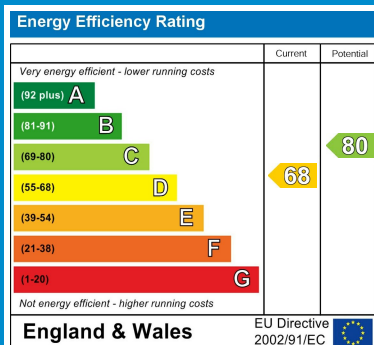
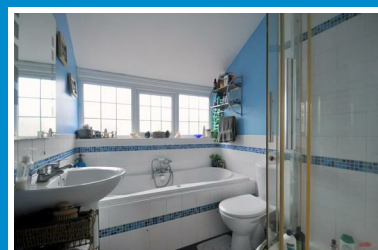
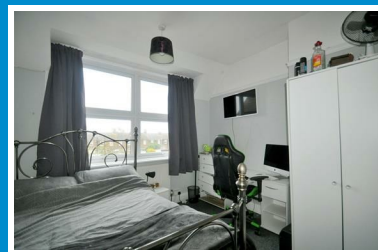
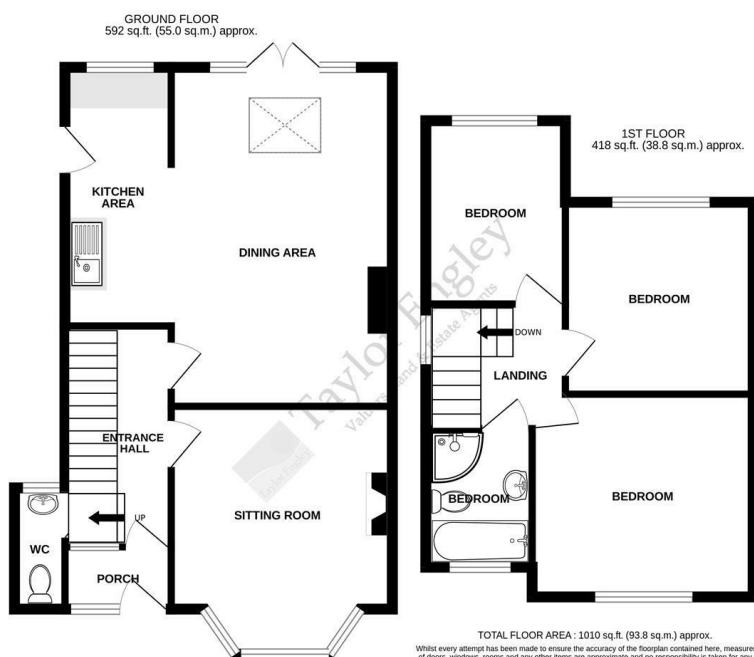
FOR CLARIFICATION:

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 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.

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