

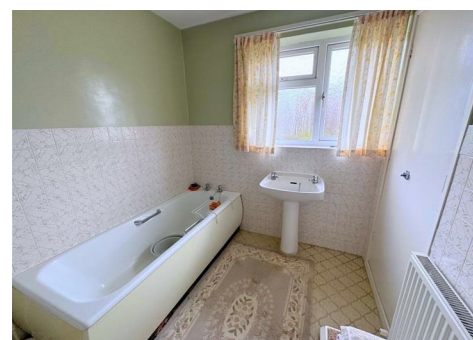
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est. 1978

**Taylor Engley**



**30 Glendale Avenue, Old Town, Eastbourne, East Sussex, BN21 1UU**

**Price £399,950 Freehold**

**An opportunity has arisen to acquire this THREE BEDROOMED DETACHED HOME, in this favoured Old Town location offered with the benefit of gas fired central heating and sealed unit double glazing.**

**Although requiring some modernisation/refurbishment the property does offer two separate reception rooms, three double bedrooms, on-site garage and extensive elevated gardens to rear. Downland views are afforded from the front elevations of this property and is being sold Chain Free.**

**EPC=D**





The property is conveniently located being within close proximity to local shops and amenities in nearby Victoria Drive with schools for most age groups being within easy reach. Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately two miles distant.

**\* ENTRANCE VESTIBULE \* HALL \* CLOAKROOM/WC \* LOUNGE \* DINING ROOM \* KITCHEN \*  
THREE DOUBLE BEDROOMS \* BATHROOM/WC \* ON-SITE GARAGE \* DRIVEWAY PARKING \*  
EXTENSIVE LAWNED GARDENS TO REAR \***





## The accommodation

Comprises:

Double glazed front door opening to:

### Entrance Porch

Internal door opening to:

### Hall

### Cloakroom

Low level wc, corner mounted wash hand basin, obscure window to side.

### Living Room

15' x 11'3 (4.57m x 3.43m)

Upvc windows to rear, door to rear, feature Baxi Bermuda gas fire fireplace for the provision of gas fired central heating and domestic hot water, television point, double radiator, casement doors to dining room.

### Dining Room

12'2 into bay x 11'4 (3.71m into bay x 3.45m)

Upvc windows to front, radiator, downland views.

### Kitchen

10'11 x 8'8 (3.33m x 2.64m)

Upvc windows to rear and door providing access to garage and outbuildings, space for fridge freezer, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, part tiled walls, slot-in for electric cooker, understairs storage cupboard.

Stairs rising from hall to:

### First Floor Landing

Window to side, hatch to loft.

### Bedroom 1

12'10 x 11'4 (3.91m x 3.45m)

Upvc windows to front, radiator, built-in double wardrobes, downland views.

### Bedroom 2

11'5 x 11'4 (3.48m x 3.45m)

Upvc windows to rear, built-in double wardrobes with bridging unit, views over rear garden.

### Bedroom 3

9'1 x 8'11 (2.77m x 2.72m)

Upvc window to front with downland views, radiator.

### Bathroom/Wc

8'5 x 6'8 (2.57m x 2.03m)

Obscure upvc window to rear, white suite comprising panelled bath, low level wc, pedestal wash hand basin, airing cupboard with a copper lagged tank, immersion switch and slatted shelving.

### Garage

Up and over door, personal access door to rear.

### Front Garden

Elevated ornamental garden to front, pathway to front door, downland views.

### Driveway Parking

For two vehicles in front of the garage.

### Rear Garden

Patio area leading to area principally laid to lawn interspersed with mature shrubs and trees

### 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](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:

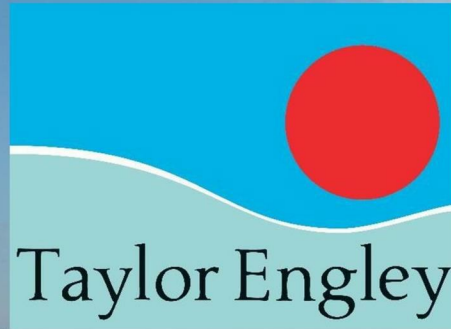
All appointments are to be made through TAYLOR ENGLE.





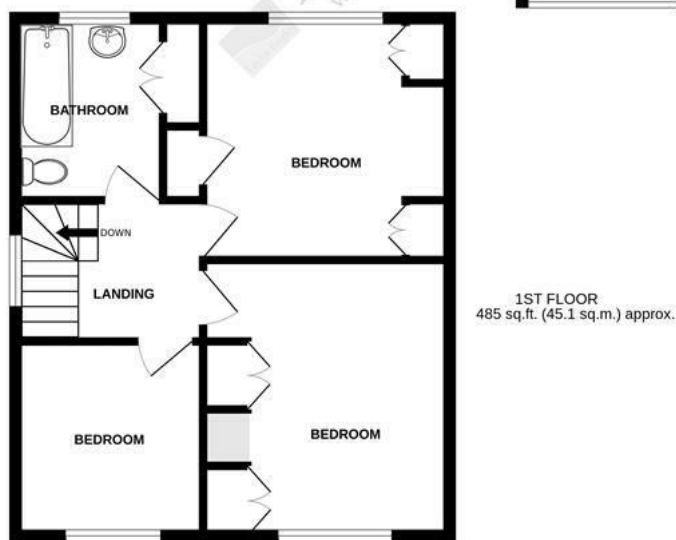
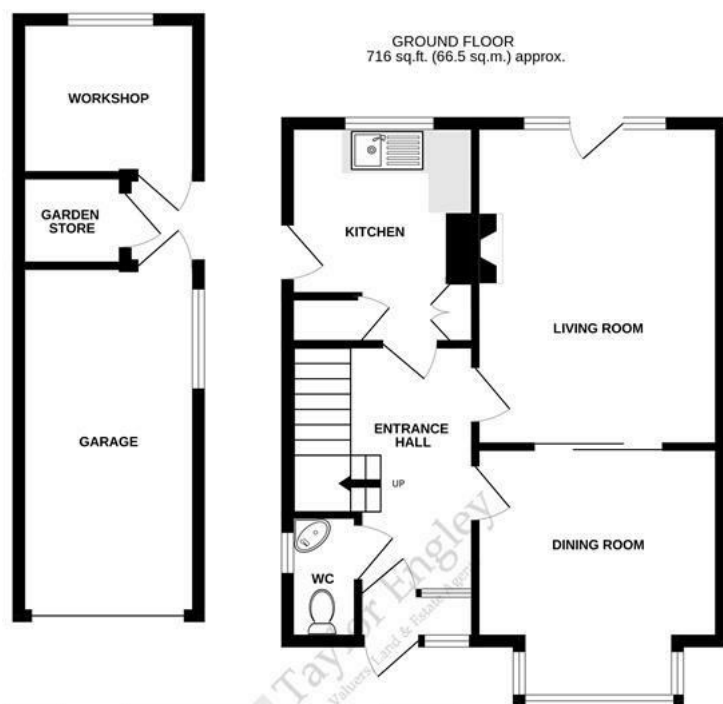






*Independent Estate Agents Est. 1978*

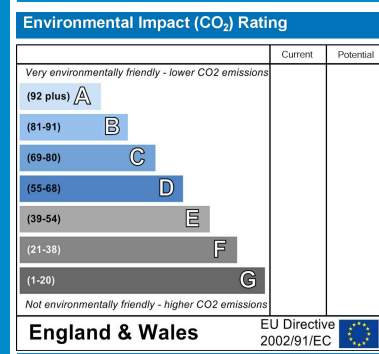
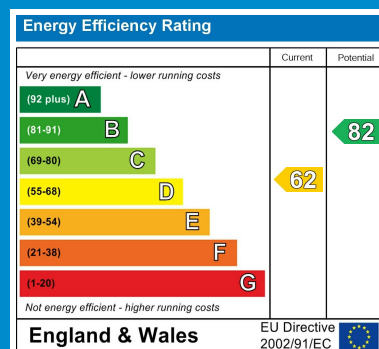
*Successfully selling property in Eastbourne, Hailsham,  
the surrounding areas and Downland villages*



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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**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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