

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

est. 1978

Taylor Engley



21 Pendine Gardens, Lower Willingdon, Eastbourne, East Sussex, BN22 0BJ

Asking Price £369,950 Freehold

A BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW forming part of the popular Meadowburne Place development, located at Lower Willingdon. This well appointed property was constructed by David Wilson Homes and is considered to be in excellent decorative order having the benefit of gas fired central heating and double glazed windows. Features include a spacious living room open plan to fitted kitchen with integrated appliances, two double bedrooms, spacious bathroom, Amtico flooring and fitted carpets, a level plot with south westerly aspect to rear and adjacent driveway parking. There is also the remainder of the NHBC. To be able to appreciate this property fully an internal viewing is essential and can be highly recommended.



The property is located in the popular Lower Willingdon area on the outskirts of Eastbourne. Bus services pass along the nearby Hazelwood Avenue and local shops can be found at Freshwater Square which is approximately one mile distant. Mainline railway stations can be found at Hampden Parka and Polegate Whilst Eastbourne's town centre which is approximately four miles distant offers a comprehensive range of shopping facilities and mainline railway station.

*** BEAUTIFULLY PRESENTED DETACHED BUNGALOW * FEATURE OPEN PLAN LIVING ROOM AND FITTED KITCHEN WITH INTEGRATED APPLIANCES * TWO DOUBLE BEDROOMS * SPACIOUS BATHROOM/WC * DRIVEWAY PARKING * SOUTH WESTELRY ASPECT TO REAR * GAS FIRED CENTRAL HEATING * REMAINDER OF NHBC ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, central heating thermostat, built-in storage cupboard housing consumer unit and electric meter, further built-in storage cupboard having space for tumble dryer, if required, Amtico flooring, loft hatch to roof space.

Living Room Open Plan to Fitted Kitchen

23'4 max x 13'7 max (7.11m max x 4.14m max)
(13'7 max reducing to 12' in kitchen area)

Maximum overall measurements provided including depth of fitted kitchen units. Feature open plan room having south westerly aspect to rear, two sets of double doors opening onto rear garden, two radiators, Satellite/television/DAB points, Amtico flooring.

Fitted Kitchen

Comprises range of base and wall mounted cupboards, work surface with inset single drainer stainless steel sink unit having mixer tap, integrated Zanussi appliances including under counter electric oven, electric hob, washing machine, dishwasher and fridge freezer, wall mounted cupboard housing gas fired boiler.

Bedroom 1

11'4 max x 10'3 (3.45m max x 3.12m)
(11'4 from cupboard front and into bay).

Attractive bay fronted room, two double built-in wardrobe cupboards, radiator, central heating thermostat.

Bedroom 2

13'6 x x 8'11 max (4.11m x x 2.72m max)
(13'6 to cupboard front).

Full height and full width built-in wardrobe cupboards with mirror fronted sliding doors and lighting.

Bathroom

Spacious bathroom comprises bath having mixer tap and tiled surround with shower over, shower screen, pedestal wash hand basin, low level wc, heated towel rail, built-in storage cupboard, Amtico flooring, window to side.

Outside

Open plan to front with shingle beds, adjacent driveway parking and outside lighting.

Rear Garden

Considered to be a feature of the property enjoying a south westerly aspect having spacious patio to immediate rear leading onto an area of level lawn flanked by borders with various shrubs, outside tap, outside power point, timber cabin (11'2 [3.40m] max x 9'6 [2.90m] max) having double doors to front and area of decking to front.

NB

Half Yearly Service Charge 1 October 2024 to 31 March 2025 £82.93

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

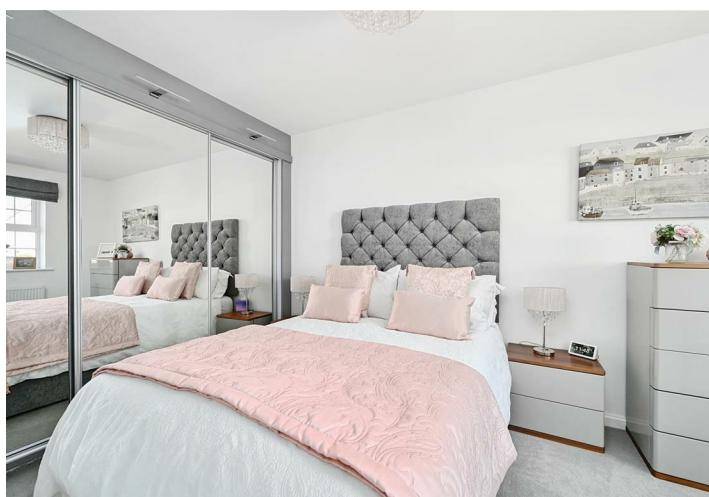
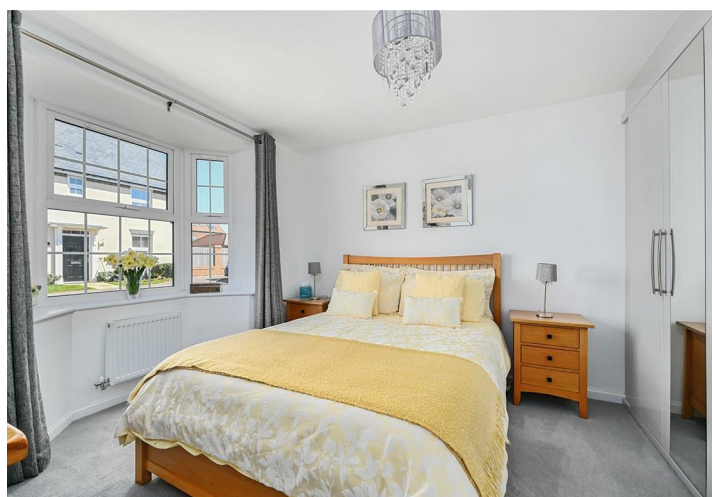
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

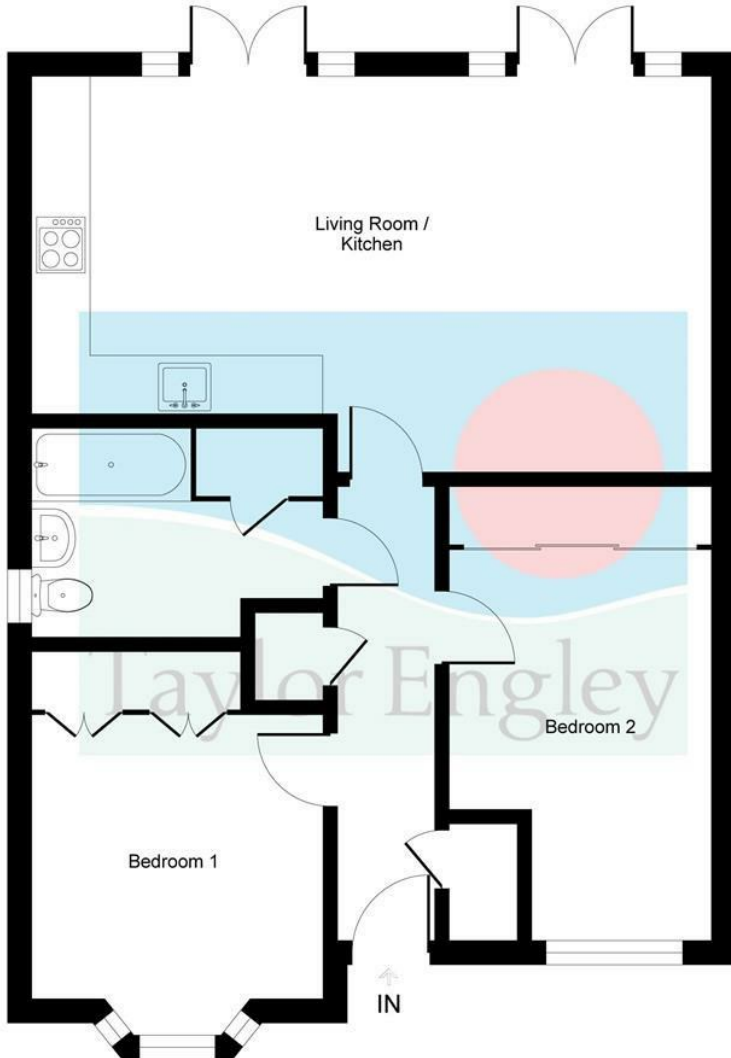
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



Pendine Gardens, BN22

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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 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