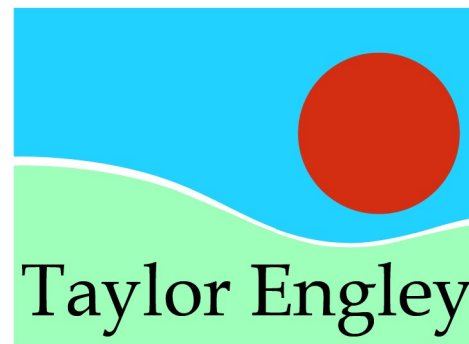


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**1 Hyde Gardens, Eastbourne, East Sussex, BN21 4PN**  
**Price £700,000 Freehold**

A rare opportunity arises to acquire this ELEGANT VICTORIAN TOWNHOUSE located to the west side of Eastbourne's recently re-developed town centre. The property has undergone extensive and tasteful refurbishment by the current occupiers and now enjoys a sympathetic blend of modern day living and traditional character. The accommodation benefits from gas fired central heating and has features that include a spacious drawing room, dining room open plan to bespoke kitchen/breakfast room, designed by Handmade kitchens of Christchurch, four double bedrooms - the principal room having dressing room and en-suite, family bathroom, separate shower room and to the rear two car parking spaces set behind an automatic roller shutter door.





The property is located in the heart of Eastbourne's town centre and forms part of the favoured Hyde Gardens, which is situated to the west side of the town. This is the ideal location for those requiring immediate access to central amenities including a comprehensive range of shopping facilities within the Beacon Shopping Centre and Eastbourne mainline railway station. There is also easy access to Eastbourne's theatres, elegant seafront and a variety of bars, cafes and restaurants. To the west side of the town numerous scenic walks can be enjoyed on the South Downs National Park and there are three popular Golf Courses.

**\* RARELY AVAILABLE VICTORIAN TOWNHOUSE TO WEST SIDE OF EASTBOURNE'S TOWN CENTRE \*  
EXTREMELY CENTRAL AND CONVENIENT LOCATION \* DELIGHTFUL DRAWING ROOM \* DINING ROOM \*  
KITCHEN/BREAKFAST ROOM \* UTILITY AREA \* PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING  
ROOM \* THREE FURTHER DOUBLE BEDROOMS \* FAMILY BATHROOM \* SEPARATE SHOWER ROOM \*  
ENCLOSED PARKING AREA FOR TWO CARS \* GAS FIRED CENTRAL HEATING \* MUCH IMPROVED BY  
PRESENT OCCUPIERS \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Reception Hall

Attractive reception hall having area of tiled flooring, radiator, consumer unit.

### Cloakroom

Low level wc, pedestal wash hand basin, tiled floor, fitted book shelving, downlighters, built-in cupboard with Bi-fold doors housing Worcester wall mounted gas fired boiler and hot water cylinder.

### Drawing Room

29'4 x 14'9 max (8.94m x 4.50m max)  
(14'9 max including depth of chimney breast reducing to 14'2)

Delightful through room with outlook to front and rear, television point, telephone point, two radiators, fireplace with fitted wood burner, full height sash windows to front opening onto balcony.

### Balcony

With wrought iron balustrade.

Stairs from reception hall leading to:

### Lower Hall

Radiator, open plan to utility area.

### Utility Area

Having single drainer one and a half bowl sink unit with cupboard under, wall mounted cupboards, work surface with upstand, space and plumbing for washing machine, space for tumble dryer, tiled floor, downlighters, understairs cupboard, door providing access to rear.

Double doors from lower hall to:

### Dining Room

19'11 x 14' (6.07m x 4.27m)  
Three radiators, downlighters, two sash windows to front overlooking courtyard and door providing access to courtyard.

Wide opening from dining room to:

### Kitchen/Breakfast Room

14' x 13'4 (4.27m x 4.06m)  
Well appointed kitchen by Handmade Kitchens of Christchurch comprises Granite worktops with upstands, excellent range of base and wall mounted cupboards, Rangemaster double oven having two electric ovens and five burner gas hob, fitted cooker hood over, Bosch microwave oven, Rangemaster American style fridge freezer, Hotpoint dishwasher, under cupboard lighting, tiled flooring, outlook to rear.

Stairs rising from reception hall to:

### First Floor

Radiator.

### Separate Wc

Low level wc, pedestal wash hand basin, radiator, tiled walls, tiled floor, downlighters.

### Principal Bedroom Suite

21'2 max x 15'1 (6.45m max x 4.60m)  
(21'2 max including depth of chimney breast)

Comprises two radiators, two sash windows with outlook towards Hyde Gardens.

### Dressing Room

Extensive range of fitted units providing hanging space and shelving, downlighters, radiator, door to en-suite bathroom.



### En-Suite Bathroom

Roll top bath on ball and claw feet, matching pair of wash hand basins set within cabinet, spacious double shower cubicle having over head shower and hand held shower unit, shaver point, part tiled walls, tiled floor, downlighters, two heated towel rails/radiators, window to rear.

Stairs rising from first floor landing to:

### Second Floor Landing

Velux window, loft hatch to roof space with fitted loft ladder.

### Bedroom 2

15'1 x 11'5 (4.60m x 3.48m)  
(11'5 max including depth of chimney breast)

Built-in wardrobe cupboard, radiator, outlook to front.

### Bedroom 3

14'9 x 9'5 (4.50m x 2.87m)  
Radiator, outlook to front.

### Bedroom 4

13'7 x 11'8 max (4.14m x 3.56m max )  
(11'8 max reducing to 10'1)

Built-in wardrobe cupboard, radiator, outlook to rear.

### Family Bathroom

Bath with mixer tap and shower attachment, shower screen, wash hand basin set into cupboard unit, low level wc, radiator, tiled walls, tiled floor, chrome effect heated towel rail, downlighters, window to rear.

### Shower Room

Double width shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled floor, tiled walls, downlighters.

### Outside

To the front of the property there is a courtyard garden area which is most attractive when the flower baskets are well stocked, outside tap, feature wrought iron railings. The front courtyard is approached from the dining room.

### Private Enclosed Parking Area

To the rear of the property there is off road parking for two cars, which is approached via an automatic roller shutter door, which is accessed via Mark Lane. Within the parking area there is a timber store and outside tap.

### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - Currently £2,945.47 until March 2021.

### 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 ENGLEY.













GROUND FLOOR  
APPROX. FLOOR  
AREA 878 SQ. FT.  
(81.2 SQ. M.)

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 878 SQ. FT.  
(81.2 SQ. M.)

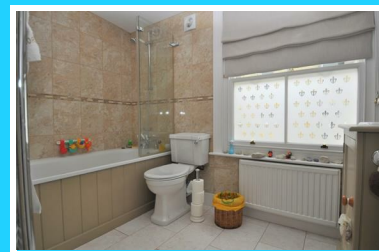


1ST FLOOR  
APPROX. FLOOR  
AREA 637 SQ. FT.  
(59.1 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 675 SQ. FT.  
(62.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 3708 SQ. FT. (344.5 SQ. M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
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		
	66	80
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 10.00 a.m - 4.00 p.m Sundays**

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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