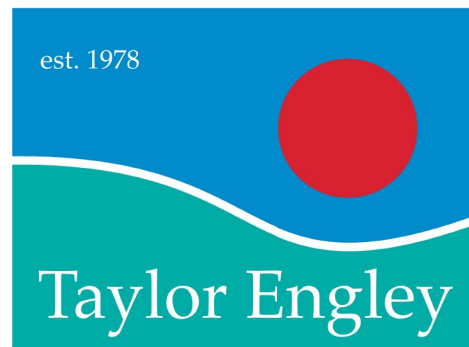


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40 Blue Bird Way, Eastbourne, East Sussex, BN22 0BF
Asking Price £330,000 Freehold

A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED HOME 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 sitting room, separate fitted kitchen/dining room with integrated appliances, principle bedroom with en-suite, family bathroom, Amtico flooring and fitted carpets, spacious rear garden and adjacent driveway parking for two cars. 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. EPC='B'.



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 Park 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 SEMI DETACHED HOME * SITTING ROOM * FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES * THREE BEDROOMS * EN-SUITE SHOWER ROOM AND FAMILY BATHROOM * DRIVEWAY PARKING FOR TWO CARS * SPACIOUS REAR GARDEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * REMAINDER OF NHBC ***



The accommodation

Comprises:

Entrance Hall

Radiator.

Cloakroom

Low level wc, pedestal wash hand basin, radiator.

Sitting Room

15' max x 11'9 (4.57m max x 3.58m)

Two radiators, built-in understairs storage cupboard housing consumer unit, outlook to front, door to:

Inner Hall

Door to:

Fitted Kitchen/Dining room

15'6 max x 10'10 max (4.72m max x 3.30m max)
(maximum measurements include depth of fitted units, 10/10mx reducing to 8'6)

Well appointed kitchen comprises: range of base and wall mounted cupboards, worktop with upstand and inset single drainer stainless steel sink unit, range of integrated appliances include undercounter electric oven, four burner gas hob with extractor fan over, dishwasher, fridge/freezer, washer dryer, Amtico flooring, ideal wall mounted gas fired boiler, outlook to rear and double doors opening to rear garden.

Stairs rising from inner hall to:

First Floor Landing

Built-in cupboard, loft hatch to roof space.

Bedroom 1

10'7 max x 9'2 max (3.23m max x 2.79m max)

(9'2 max reducing to 8' to wardrobe cupboard front)
Built-in wardrobe cupboard with mirror fronted sliding doors, radiator, outlook to rear.

En-Suite Shower Room

Spacious tiled shower cubicle, pedestal wash hand basin, low level w/c heated towel rail, shaver point, Amtico flooring, window to side.

Bedroom 2

10'9 max x 8'1 max (3.28m max x 2.46m max)

Double built-in wardrobe cupboard with mirror fronted sliding doors, radiator, outlook to front.

Bedroom 3

7'5 max x 7'1 (2.26m max x 2.16m)

Radiator, outlook to front.

Family Bathroom

Bath with shower over, shower screen and tiled surround, pedestal wash hand basin, low level w/c heated towel rail, Amtico flooring, window to side.

Driveway Parking

Tandem car parking space, external power point.

Rear Garden

Spacious rear garden having a patio area to the immediate rear leading onto an area of lawn with borders, outside tap, shed and gate opening onto the driveway parking area.

NB

FIRSTPORT Residential Property Management Half Yearly Service Charge in advance 1 Oct 2025 to 31 Mar 2026 £88.11

(All details concerning the outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council

BROADBAND AND MOBILE PHONE CHECKER:

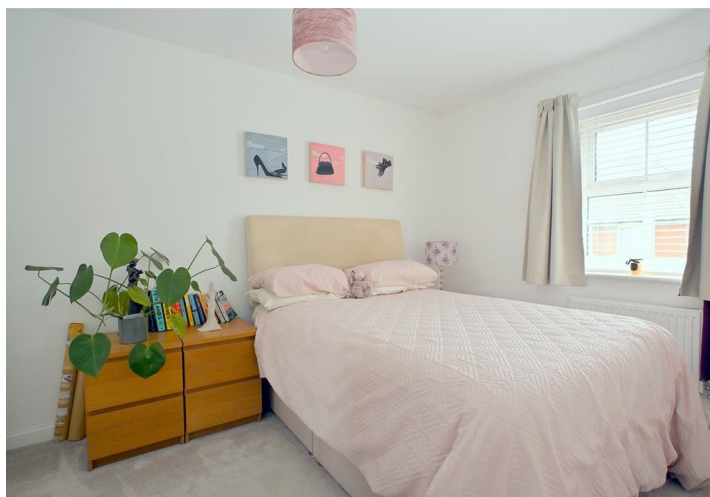
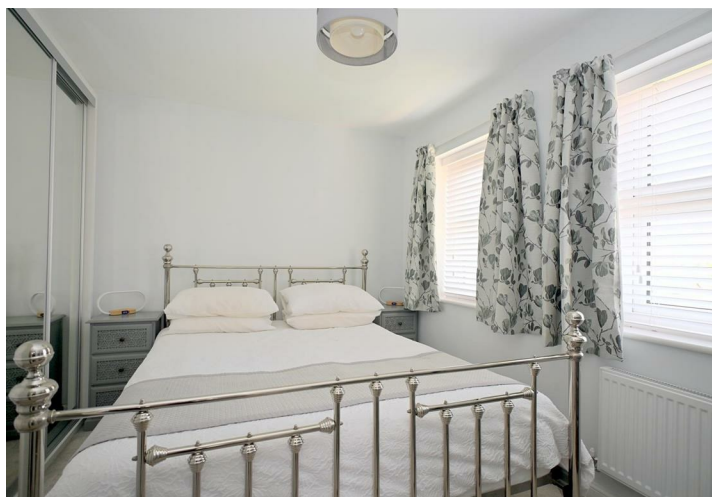
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

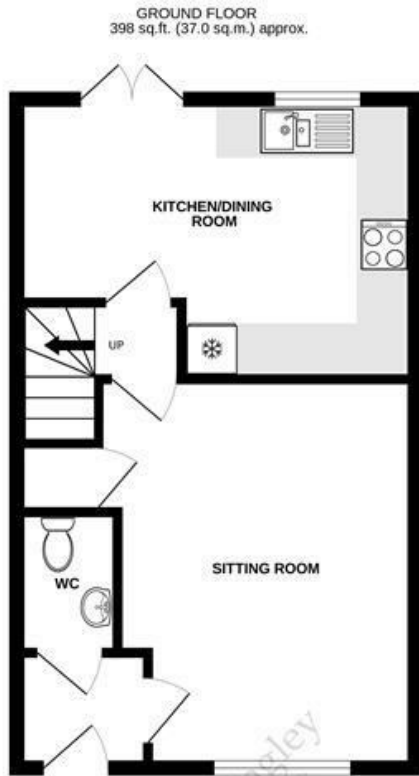
FOR CLARIFICATION:

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.

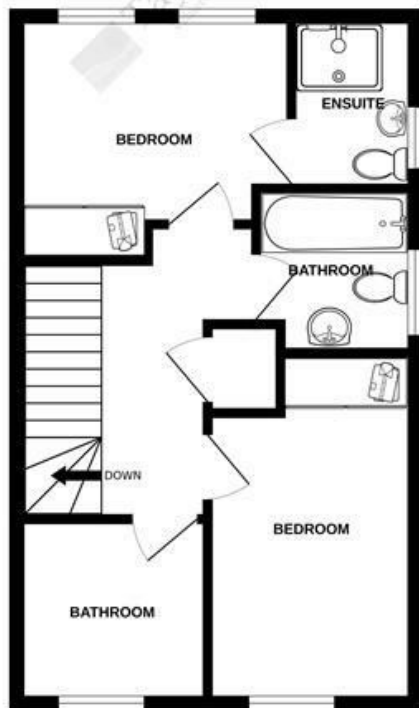
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



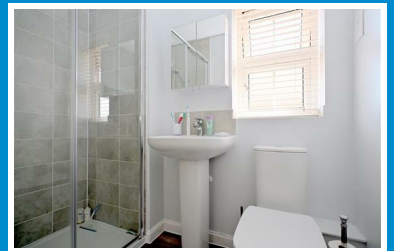
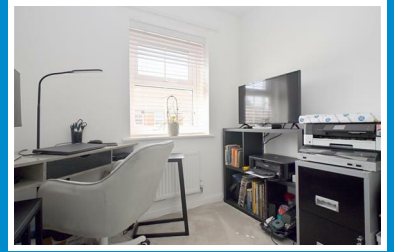


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England & Wales	

Environmental Impact (CO ₂) 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			
		EU Directive 2002/91/EC	
		England & Wales	

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.