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

8 Dovedale Gardens, Hampden Park, Eastbourne, BN22 9ER
Price Guide £265,000 Freehold

Located in a cul-de-sac position, is this EXCEPTIONAL TWO BEDROOM HOUSE THAT HAS UNDERGONE EXTENSIVE MODERNISATION AND REFURBISHMENT over the last year. The property enjoys light and airing modern living accommodation, and the improvement works include replacement double glazed windows, replacement front and back door, redecorated and new flooring throughout, new modern fitted kitchen and shower room, replacement boiler, updated electrics with a new fuseboard, replacement radiators to the ground floor and a car charging point has also been installed. The rear garden has also been improved and now enjoys a wooden pergola with undercover seating area. Early viewing is recommended to avoid disappointment. EPC = C

The property is located in the popular Hampden Park area of Eastbourne. Bus services serve the local area and local shops and a mainline railway station is approximately half a mile distant. Eastbourne town centre which offers a comprehensive range of shopping facilities is approximately four miles distant.

*** ENTRANCE PORCH * LOUNGE * KITCHEN/DINER * TWO DOUBLE BEDROOMS * SHOWER ROOM * DRIVEWAY * GARDEN ***

FRONT DOOR TO:

ENTRANCE PORCH
Double glazed windows, door to:

LOUNGE
11'6" x 10'9" (3.51m x 3.28m)
Double glazed window with outlook to front, radiator, media wall with recess for television and electric wood burner stove, understairs storage cupboard.

KITCHEN/DINER
14'9" x 9'1" (4.50m x 2.77m)
The kitchen is fitted with modern built-in cupboards and drawers, worksurfaces, space and plumbing for washing machine, space for fridge freezer, one and a half bowl sink unit, built-in oven and gas hob with extractor hood over, double glazed window overlooking the garden, door to garden, radiator.

Stairs to first floor landing, with cupboard housing a Glow-Worm gas boiler, hatch to loft space.

BEDROOM ONE
11'5" x 10'10" (3.48m x 3.30m)
Two double glazed windows with outlook to front, radiator, range of built-in furniture to include cupboards, wardrobes and drawers.

BEDROOM TWO
9'3" x 7'1" (2.82m x 2.16m)
Radiator, double glazed window with outlook to rear.

SHOWER ROOM
Suite comprising large walk-in shower cubicle, sink unit with cupboards below, WC, heated towel rail, double glazed window to rear.

DRIVEWAY
Driveway parking to front with electric charging point.

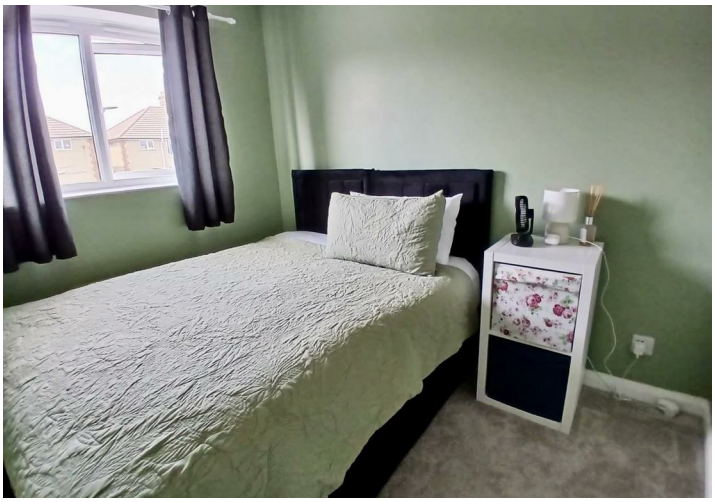
GARDEN
Low maintenance rear garden with wooden undercover pergola seating area, fenced surround, gate to rear, timber shed.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

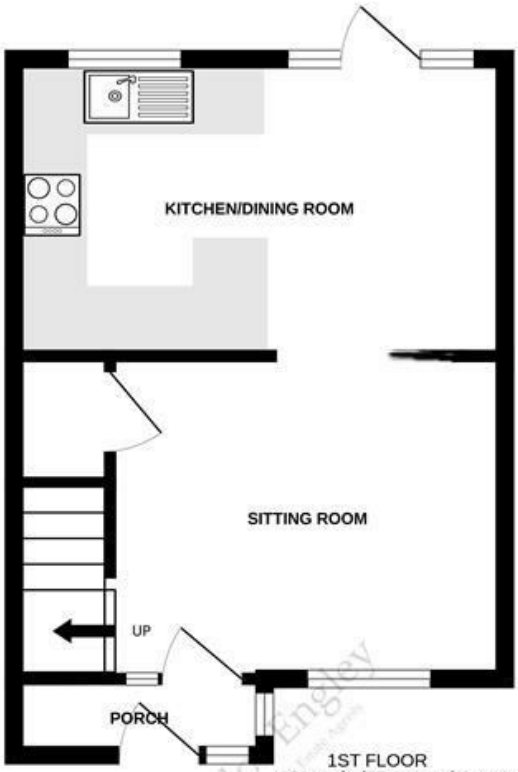
COUNCIL TAX BAND:
Council Tax Band B.

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.

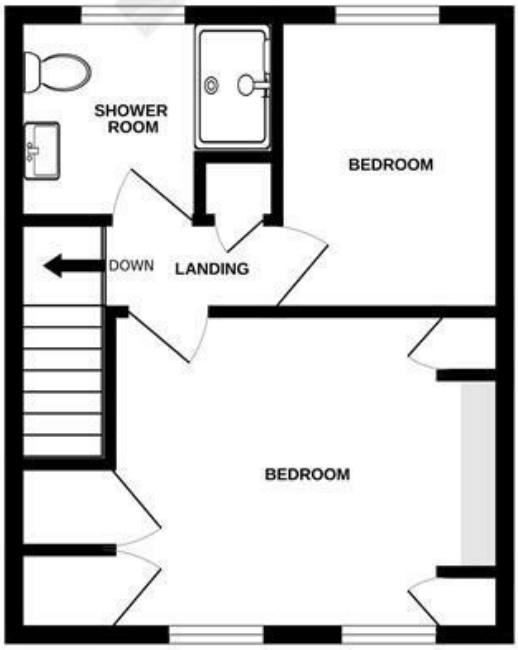
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

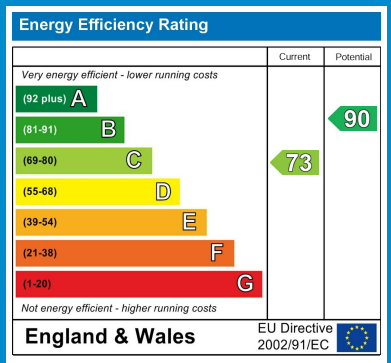


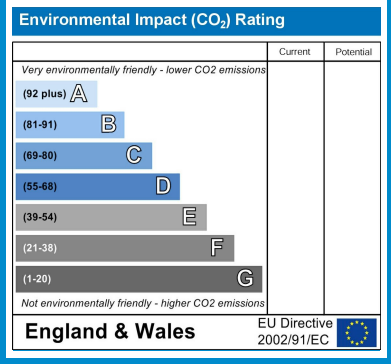
1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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.
Made with Metropix ©2026





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.