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Taylor Engley









16 Wrestwood Avenue, Eastbourne, BN22 0HB
Guide Price £529,950 Freehold

An opportunity has arisen to acquire this well presented THREE BEDROOMED DETACHED BUNGALOW, located in the favoured West Hampden Park area of Eastbourne. The property is considered to be in good decorative order throughout and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious living room, fitted kitchen/breakfast room, three bedrooms, mature garden to rear and ample driveway parking to front. This property presents a wonderful opportunity to enjoy single-storey living in a desirable location, making it a must-see for anyone looking to settle in Eastbourne. With its charming features and convenient amenities, this bungalow is ready to become your new home. EPC = D



The property is located in the favoured West Hampden Park area of Eastbourne being within close proximity to bus services that pass along the nearby Willingdon Road and Willingdon Park Drive. The picturesque Hampden Park with its wood land walks, lake and playing fields can also be found within the local area. Eastbourne's town centre is approximately two and a half miles distant offering a comprehensive range of shopping facilities, mainline railway station, theatres and seafront. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** ENTRANCE PORCH * SPACIOUS ENTRANCE HALL * WC * LIVING ROOM * KITCHEN/BREAKFAST ROOM * CONSERVATORY * DINING ROOM/OPTIONAL BEDROOM TWO * TWO FURTHER BEDROOMS * BATHROOM * ON SITE GARAGE * DRIVEWAY PARKING * GARDENS TO FRONT AND REAR ***





The accommodation
Comprises:

ENTRANCE PORCH
With radiator, leaded light double glazed windows, internal door to:

SPACIOUS HALLWAY
23'7 x 6'0 (7.19m x 1.83m)
With double glazed windows to side, radiator, spacious storage cupboard, telephone point, hatch to loft.

LIVING ROOM
20'3 x 16'0 (6.17m x 4.88m)
With double glazed windows to rear and stained glass leaded light windows to side, feature fireplace surround, with inset gas fire, laminate oak flooring, coved ceiling, television aerial point.

KITCHEN/BREAKFAST ROOM
15'10 x 11'10 (4.83m x 3.61m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl single drainer sink unit with mixer taps . Inset four burner ceramic hob with extractor above electric oven below. Plumbing and space for washing machine and space for fridge freezer, breakfast area double glazed windows to side and rear, door to:

OUTER LOBBY
15'6 x 3'8 (4.72m x 1.12m)
Walkway from kitchen to outer lobby with shower cubicle with Triton electric shower unit over, fully tiled walls within the shower enclosure With access to front and rear gardens, external water tap.

SUN ROOM
11'10 x 10'6 (3.61m x 3.20m)
Being part brick and upvc construction with polycarbonate thermal roofing with French doors to rear garden.

BEDROOM ONE
15'2 into bay x 15'2 (4.62m into bay x 4.62m)
With a upvc bay window to front and additional window to side, built in double wardrobes, coved ceiling, double radiator.

BEDROOM TWO
11'10 x 11'6 (3.61m x 3.51m)
With double glazed windows to side, coved ceiling radiator, built in wardrobes, currently used as a dining room.

BEDROOM THREE
10'0 x 8'0 (3.05m x 2.44m)
With double glazed windows to side, radiator, coved ceiling, double wardrobes, washbasin.

BATHROOM
8'6 x 5'10 (2.59m x 1.78m)
With a coloured suite comprising panelled bath with mixers and shower attachment over, pedestal hand wash basin, bidet, heated towel rail, airing cupboard with a copper lagged tank, immersion switch and slatted shelving , fully tiled walls obscure double glazed windows to side.

SEPARATE WC
Colour suite comprising low level wc, fully tiled walls, radiator, obscure double glazed windows to side.

ON SITE GARAGE
15'6 x 10'0 (4.72m x 3.05m)
With up and over door, power and light, personal access door to side. recently installed Wall mounted Worcester Bosch Greenstar (2020) gas boiler for the provision of gas fired central heating and domestic hot water.

DRIVEWAY PARKING
Block paved driveway to front, gated access to rear via side lobby.

GARDENS TO FRONT
Principally laid to lawn interspersed with established shrub borders with pathway to front door.

GARDENS TO REAR
Being a particular feature of the property with lawned gardens in excess of 80' in depth with established shrub borders to sides and rear, summerhouse, garden shedsecluded shaded patio area to the rear of the garden.

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 - Eastbourne Borough Council Tax Band 'E'

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.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

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





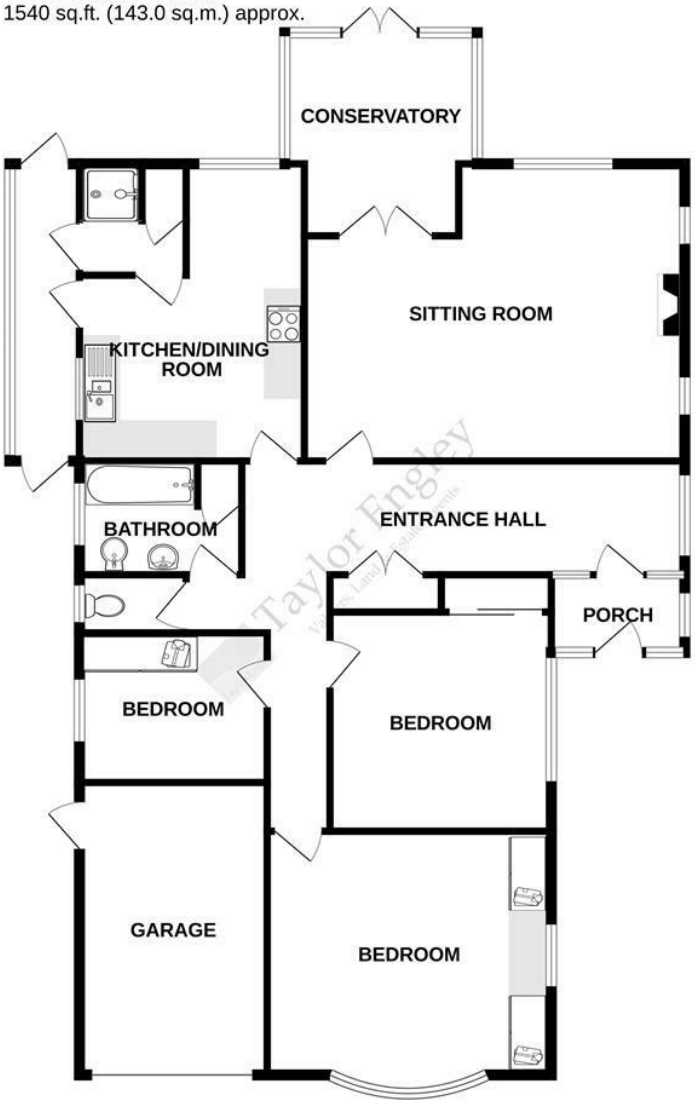








GROUND FLOOR
1540 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

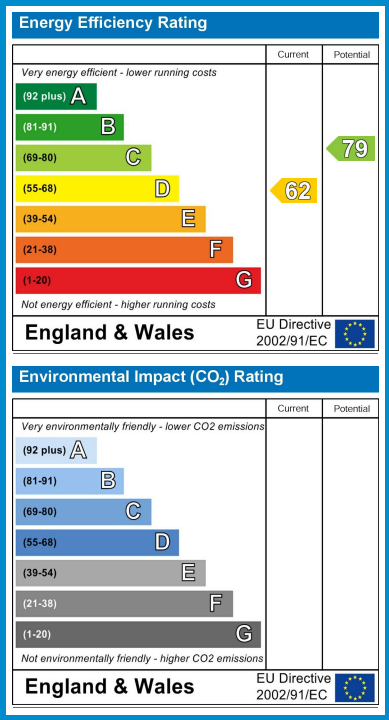
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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