

**Valuers, Land & Estate Agents**

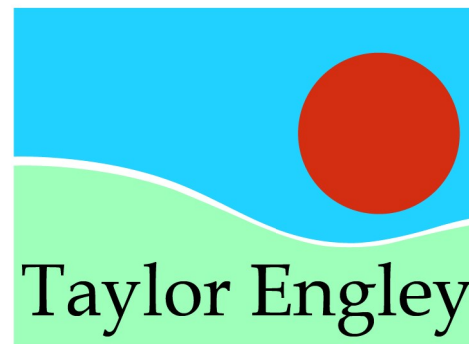
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**18 Glynde Avenue, West Hampden Park, Eastbourne, East Sussex, BN22 9QE**

**Guide Price £450,000 Freehold**

A well presented and much improved **THREE BEDROOMED SEMI-DETACHED CHARACTER HOME**, located in the popular West Hampden Park area of Eastbourne. This extended home is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a two storey extension to the rear, spacious fitted kitchen/dining room, separate bay fronted sitting room, cloakroom, three spacious first floor bedrooms, bathroom/wc, attractive gardens and a spacious on-site garage to the rear. There is also the advantage of off road parking to the front.



**The property is located in the favoured Glynde Avenue being within walking distance of local shopping facilities and a mainline railway station at Hampden Park. The picturesque Hampden Park with its woodland walks, lake and playing fields are also within walking distance. Bus services serve the local area and schools for most age groups are approximately half a mile distant. Eastbourne's town centre is approximately three miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* WELL PRESENTED AND MUCH IMPROVED \* SEMI-DETACHED CHARACTER HOME \* TWO STOREY EXTENSION TO THE REAR \* FAVOURED GLYNDE AVENUE \* BAY FRONTED SITTING ROOM \* SPACIOUS KITCHEN/DINING ROOM \* THREE FIRST FLOOR BEDROOMS \* MODERN BATHROOM WITH BATH AND SHOWER \* SPACIOUS ON-SITE GARAGE TO REAR \* OFF ROAD PARKING TO FRONT \* ATTRACTIVE GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* AN INTERNAL VIEWING IS HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Engineered Oak flooring, radiator, understairs storage cupboard, downlighters.

### Cloakroom

Low level wc with concealed cistern, corner mounted wash hand basin, chrome effect heated towel rail, part tiled walls, downlighters.

### Sitting Room

13'4 max into bay x 11'11 max (4.06m max into bay x 3.63m max)

(11'11 max including depth of chimney breast)

Attractive cast iron fireplace with granite hearth, fitted cabinet, radiator, bay window to front with fitted blinds.

### Kitchen/Dining Room

18'2 max x 15'10 max (5.54m max x 4.83m max)

(15'10 max reducing to 11'9)

Spacious kitchen/dining room with outlook to rear.

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with range of base units below, wall mounted cupboards with under cupboard and over cupboard lighting, AEG electric eye level oven with cupboard above and below, Bosch dishwasher, island unit having Stoves ceramic hob with extractor fan over, radiator with cover, window with fitted blinds and double doors with fitted blinds opening to rear garden.

Stairs rising from hall to:

### First Floor Landing

Window to side, downlighters, cupboard housing Glow Worm gas fired boiler, loft hatch to roof space.

### Bedroom 1

12' max x 10'11 (3.66m max x 3.33m)

(12' max including depth of chimney breast)

Walk-in wardrobe cupboard having various hanging rails and downlighters, radiator, bay window to front with deep window sill.

### Bedroom 2

14' x 7'9 (4.27m x 2.36m)

(7'9 widening to 9'10 max)

Radiator with cover, outlook to rear.

### Bedroom 3

10'10 x 7'9 (3.30m x 2.36m)

Radiator, outlook to rear.

### Bathroom

Modern white suite comprises bath with wall mounted tap and hand held shower, separate shower cubicle with rainhead shower unit and hand held shower attachment, wash hand basin set into drawer unit, low level wc, vertical radiator, tiled walls, tiled floor, underfloor heating, downlighters, outlook to front.

### Outside

Block paved off road parking to front, lawned area and some shrubs.

### Rear Garden

Enjoying full width patio to immediate rear with inset lighting, area of lawn, store shed and pathway leading to on-site garage, side access, outside tap, gate opening to front garden.

### On-Site Garage

22'6 max x 14'8 max (6.86m max x 4.47m max)

(Maximum measurements are wall to wall and include depth of internal pillars and fittings)

Extensive range of wall mounted cabinets and base units, two built-in cupboards, plumbing for washing machine, light and power, water tap, electrically operated door and personal door opening to rear garden.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £2,147.96 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

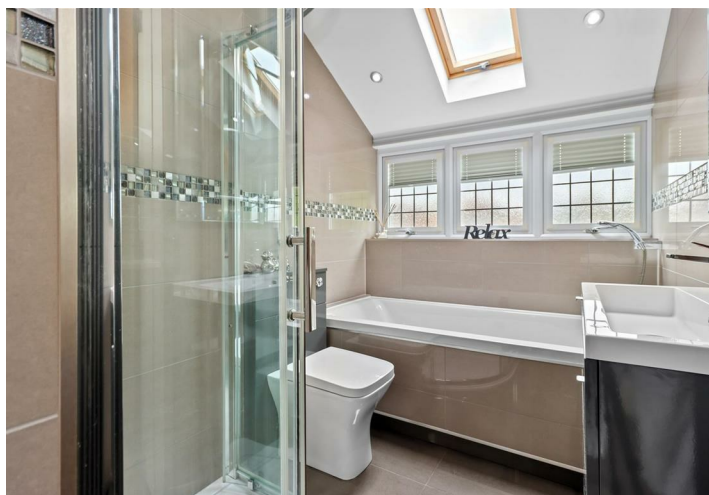
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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.

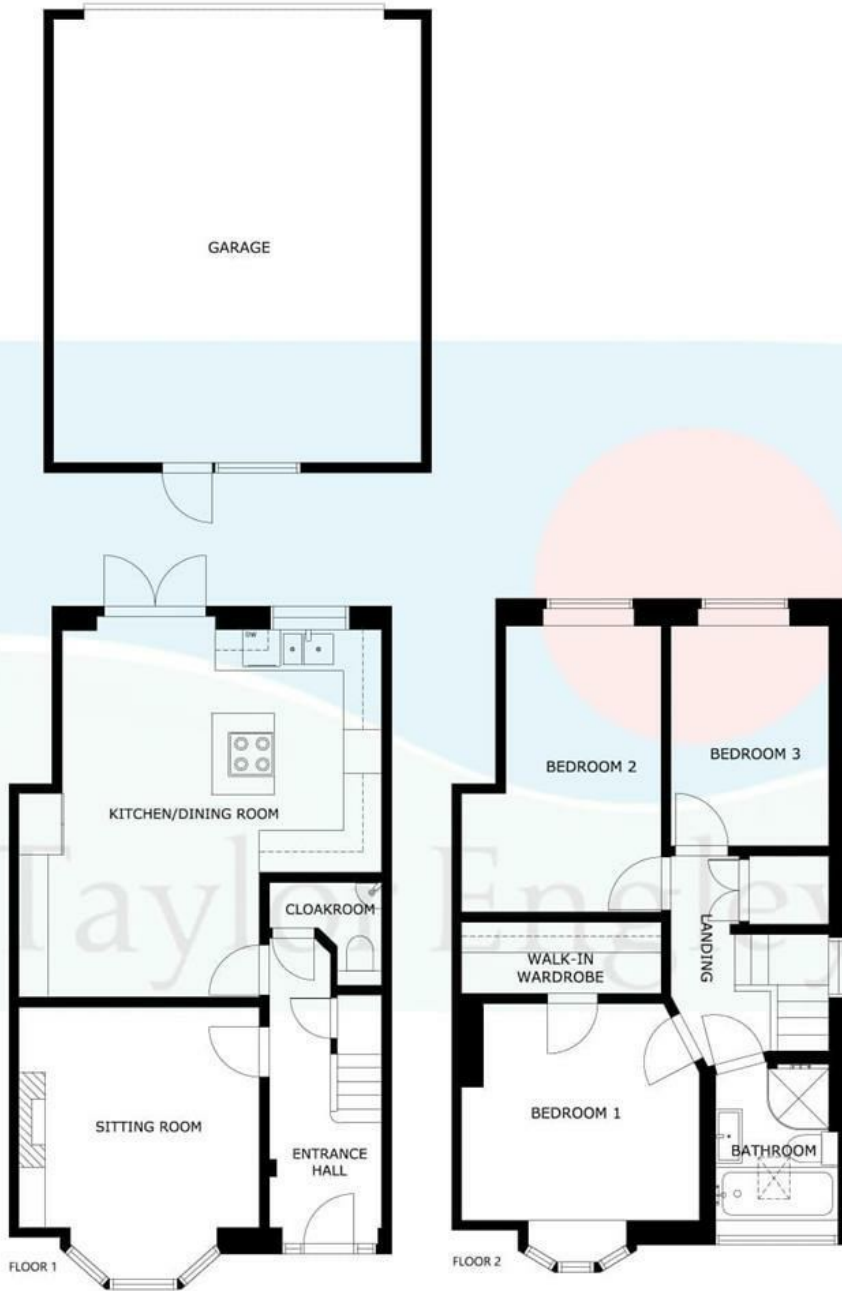
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









GROSS INTERNAL AREA  
 TOTAL: 1,055 sq ft  
 FLOOR 1: 530 sq ft, FLOOR 2: 325 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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