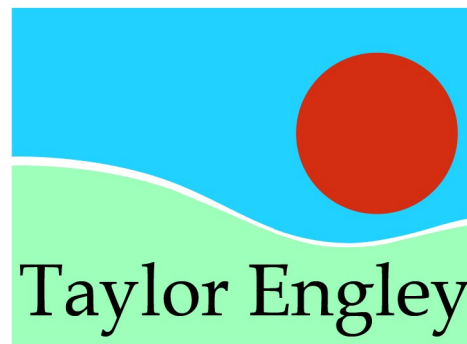


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**  
**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**42 Glendale Avenue, Old Town, Eastbourne, East Sussex, BN21 1UU**  
**Guide Price £435,000 Freehold**

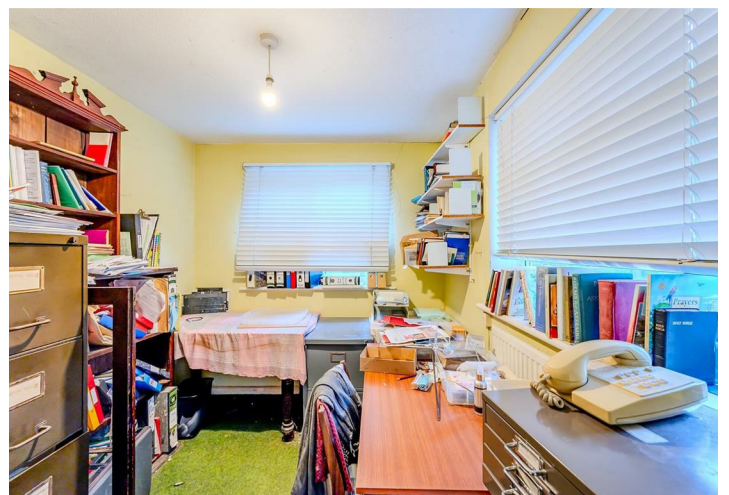
**An exciting opportunity has arisen to acquire this DECEPTIVELY SPACIOUS THREE BEDROOMED DETACHED HOUSE in the sought after Old Town area of Eastbourne. Although requiring modernisation throughout, this property is perfect for putting your own stamp on and would provide ideal family accommodation. Benefiting from views of the south downs, gas fired central heating and double glazing. Viewing highly recommended.**





The property is conveniently located close to local shops and amenities in nearby Albert Parade with schools for all ages being within close proximity including Motcombe Infants, Ocklynge Junior and Cavendish School for ages 2-16. The property is also walking distance to local Victoria Baptist church. Eastbourne's town centre which offers a mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

**\* CHAIN FREE \* FAVOURED OLD TOWN LOCATION \* DETACHED HOUSE \* THREE BEDROOMS \* VIEWS OF SOUTH DOWNS \* REQUIRES MODERNISATION \* THREE RECEPTION ROOMS \* GARAGE \* DRIVEWAY \***





## The accommodation

Comprises:

Front door opening to:

### Hall

Radiator with shelf over, understairs cupboard housing gas and electric meters.

### Downstairs Cloakroom

Low level wc, wash basin with taps and tiled splashback, electrically heated towel rail, double glazed window.

### Dining Room

12'5 max into bay x 11'5 (3.78m max into bay x 3.48m)  
Double glazed bay window to front, radiator, sliding doors opening onto living room.

### Sitting Room

15'8 x 11'3 (4.78m x 3.43m)  
Double glazed sliding doors opening onto garden, wall lights, gas fire, radiator, sliding doors opening to dining room.

### Kitchen

11'8 x 9' (3.56m x 2.74m)  
Range of wall and base units, stainless steel one and a half bowl sink unit with individual tap, worktop space with fully tiled splashback, built-in Hotpoint oven with microwave over, four ring gas hob with Hotpoint extractor over, Bosch dishwasher, under counter fridge, Indesit washing machine, breakfast bar, double glazed window to rear.

### Inner Hall

Door providing access to rear garden, personal door to garage, door providing access to front of property.

### Study/Office

12' x 7'4 (3.66m x 2.24m)  
Radiator, double glazed windows to side and rear, large store.

Stairs from hall rising to:

### First Floor Landing

Double glazed window to side, loft hatch to roof space which is part boarded with loft ladder.

### Bedroom 1

12'10 x 11'7 max (3.91m x 3.53m max)  
Double fitted wardrobes to either side of bed with cupboards over and bridging across, dressing table, radiator, double glazed window with views to the South Downs.

### Bedroom 2

11'7 x 11'3 (3.53m x 3.43m)  
Built-in wardrobes with cupboards bridging over bed space,

wash basin set into cabinet with individual taps, built-in wardrobe with hanging rail, double glazed windows.

### Bedroom 3

8'1 x 8'9 (2.46m x 2.67m)  
Double glazed window, radiator, views over South Downs.

### Bathroom

Low level wc, wash basin with individual taps, bath with shower over, part tiled walls, cupboard housing hot water tank, mirrored wall cabinet, radiator, double glazed window.

### Outside

#### Front Garden

Lawned front garden with handrail leading to front door, having various shrubs and trees.

#### Driveway Parking

Providing parking space for one vehicle.

#### Rear Garden

Tiered rear garden with level lawned area at immediate rear, steps leading up to middle level having plants and trees and further steps leading up to lawned area, views of the South Downs.

#### Garage

Having up and over door, power and lighting.

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 until March 2025.

#### BROADBAND AND MOBILE PHONE CHECKER:

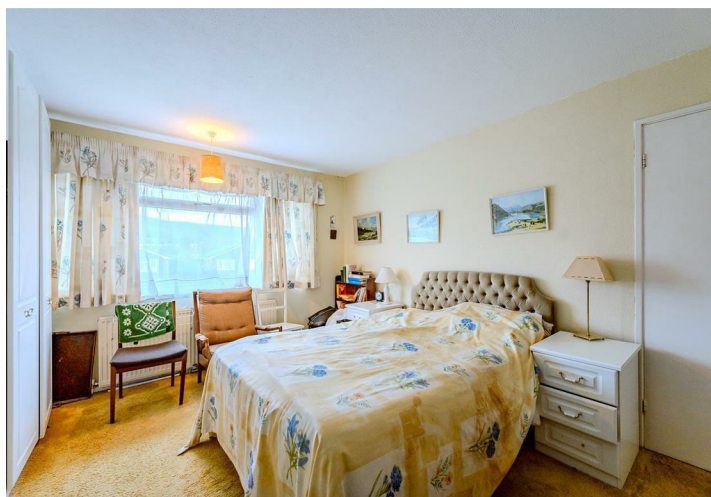
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

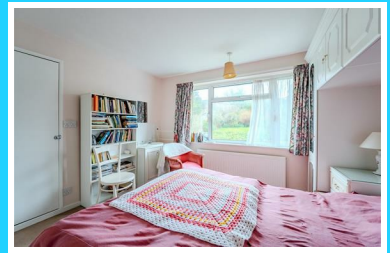
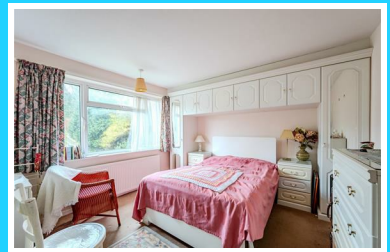
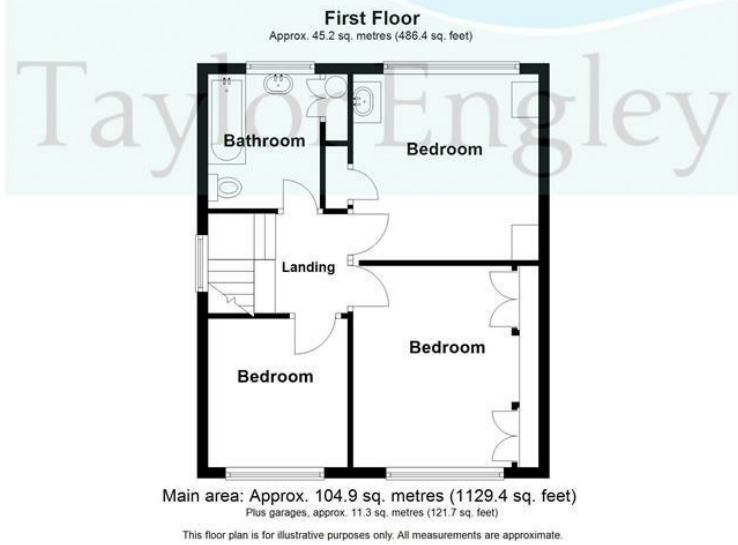
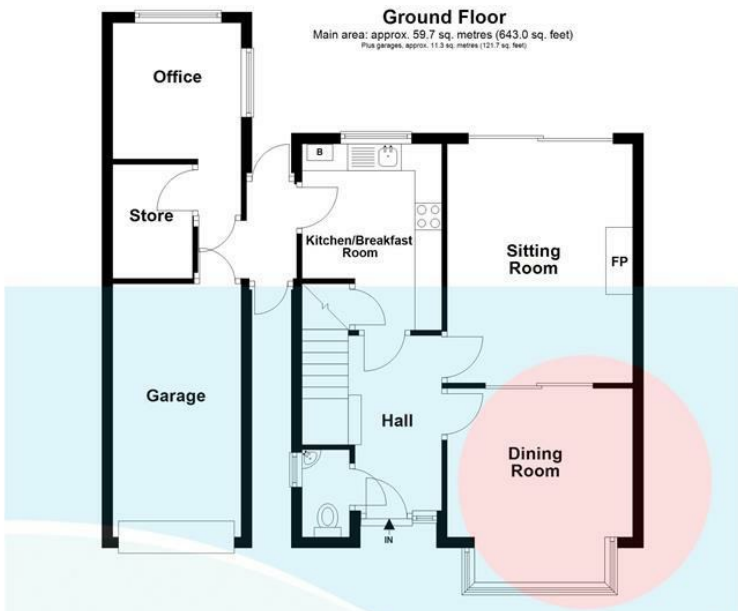
#### FOR CLARIFICATION:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**