

**Valuers, Land & Estate Agents**

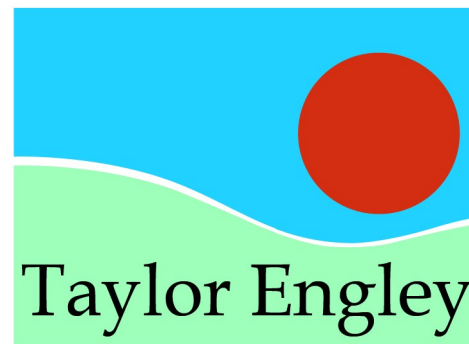
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

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)



**18 Glendale Avenue, Old Town, Eastbourne, East Sussex, BN21 1UU**

**Guide Price £530,000 Freehold**

Taylor Engley are delighted to offer to the market this well presented and much improved **THREE BEDROOMED DETACHED HOME**, located in the favoured Old Town area of Eastbourne. This extended property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include an extended kitchen/dining/family room, sitting room, study, utility room, spacious driveway parking, garage and an overall plot of approximately 0.15 of an acre, which includes spacious lawned gardens to the rear. EPC=C





**The property is located in the favoured Old Town area of Eastbourne being within walking distance of Schools for most age groups. Bus services serve the local area and local shops can be found in Victoria Drive and Green Street. Eastbourne's town centre which offers a comprehensive shopping facilities and mainline railway station is approximately one and a half miles distant.**

**\* EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED HOME \* FAVOURED OLD TOWN LOCATION \* IDEAL FAMILY ACCOMMODATION \* EXTENDED KITCHEN/DINING/FAMILY ROOM \* SITTING ROOM \* STUDY \* UTILITY ROOM \* BATHROOM \* CLOAKROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* DRIVEWAY PARKING \* GARAGE \* SPACIOUS REAR GARDEN LAID MAINLY TO LAWN \***





## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, built-in cloaks cupboard, understairs storage cupboard housing electric meters.

### Cloakroom

Low level wc, wash hand basin with mixer tap set into cupboard unit, radiator, tiled floor, window to side.

### Sitting Room

17'3 max into bay x 11'4 (5.26m max into bay x 3.45m)  
Fitted wood burner with tiled hearth, vertical radiator, downlighters, outlook to front with far reaching views towards the South Downs National Park. Door to study.

### Study

10' x 9'2 (3.05m x 2.79m)  
(Measurements including depth of fitted cupboards which are not included).  
Radiator, downlighters. Patio door opening to rear garden.

### Kitchen/Dining/Family Room

Divided into two areas.

#### Area 1

20'5 max x 16'2 max (6.22m max x 4.93m max)  
(16'2 max reducing to 11'10).  
Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, Granite work surface with upstand, range of base and wall mounted cupboards, space and plumbing for dishwasher, underfloor heating, downlighters, window to side, wide patio door with double doors opening to rear garden.

#### Second Kitchen Area

10'4 max x 9'11 max (3.15m max x 3.02m max)  
(9'11 max including depth of fitted units).  
Range of base and wall mounted cupboards, Granite worktop with upstand, Stoves cooker with Stoves extractor fan over, Hotpoint microwave, space for American style fridge/freezer if required, downlighters.

### Utility Room

10'3 max x 5'9 max (3.12m max x 1.75m max)  
Single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space for tumble dryer, cupboard housing Worcester gas fired boiler and central heating programmer, underfloor heating, skylight window, downlighters, Vent-Axia extractor fan, door to side access and personal door to garage.

Stairs rising from hall to:

### First Floor Landing

Loft hatch to roof space with fitted loft ladder.

### Bedroom 1

12'8 x 11'9 (3.86m x 3.58m)  
Built-in wardrobe cupboards, airing cupboard housing cylinder and shelving, radiator, outlook to front with far reaching views towards the South Downs National Park.

### Bedroom 2

12'8 max x 10' (3.86m max x 3.05m)  
(12' 8 max wall to wall measurement reducing to 10'8 to cupboard front).  
Built-in wardrobe cupboard, radiator, outlook to rear.

### Bedroom 3

8'9 x 7'7 (2.67m x 2.31m)  
Fitted bed with drawers below, fitted shelving with cupboard below, Radiator, outlook to front with views towards the South Downs National Park.

### Bathroom

White suite comprises bath with mixer tap and Mira Sport shower unit over, shower curtain, tiled surround, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, heated towel rail, tiled floor, downlighters, window to rear.

### Outside

#### Spacious Driveway Parking

To front and border with various shrubs. Type 2 car charger (home pro smart EV charger 7.4kw tethered 5m).

#### Garage

16 max x 8'3 max (4.88m max x 2.51m max)  
Maximum measurements including depth of internal pillars, structures and fittings.

Up and over door to front and personal door to utility room.

### Rear Garden

Considered to be a feature of the property being landscaped and having patio to immediate rear, outside taps, power point, built-in seating and slope and steps rising to spacious lawned gardens which rise away from the property where there is a decking area to the far end of the garden and timber shed with patio area to front. To the side of the property there is a gate providing access to the front of the property.

### 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:

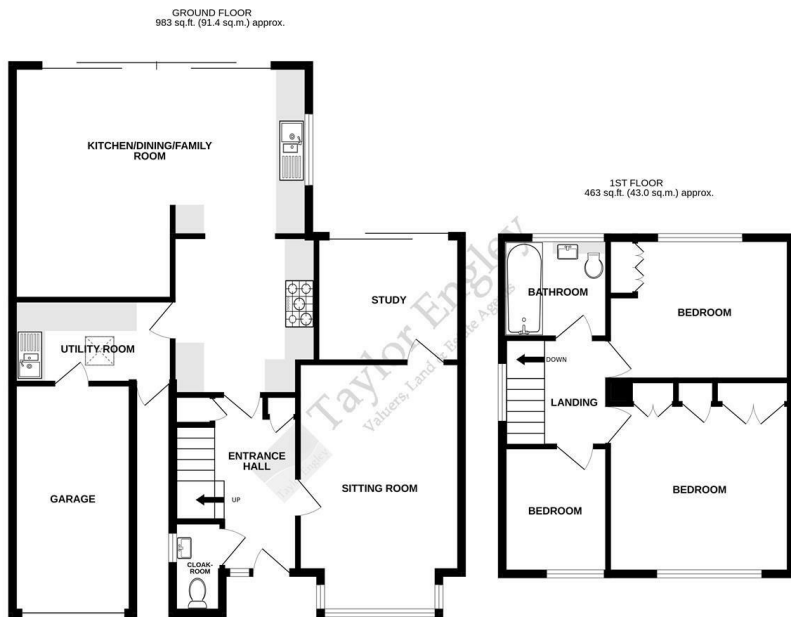
All appointments are to be made through TAYLOR ENGLELY.











TOTAL FLOOR AREA: 1447 sq.ft. (134.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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.

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