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75 Meadowlands Avenue, West Hampden Park, Eastbourne, East Sussex, BN22 0DY

Guide Price £450,000 Freehold

An opportunity arises to acquire this well presented TWO BEDROOMED DETACHED BUNGALOW, located in the favoured West Hampden Park area of Eastbourne. The property is considered to provide deceptively spacious living accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a 20'4 living room, fitted kitchen, conservatory, driveway parking and a garage. The property is offered to the market Chain Free. EPC=D.



The property is located in the favoured West Hampden Park area of Eastbourne being within close proximity to local shops in Lindfield Road. Bus services serve the local area and local leisure facilities within the Hampden Park area include the David Lloyd Leisure Club and Hampden Park with its woodland walks, lake and playing fields. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** FAVOURED WEST HAMPDEN PARK AREA * DECEPTIVELY SPACIOUS LIVING ACCOMMODATION * 20'4 LIVING ROOM * FITTED KITCHEN * CONSERVATORY * DRIVEWAY PARKING * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Spacious hall, radiator, cupboard housing consumer unit and electric meter, central heating thermostat, built-in storage cupboard housing gas meter, loft hatch to roof space with fitted loft ladder and light.

Living Room

20'4 x 12'9 max (6.20m x 3.89m max)
(12'9 max reducing to 10'2).

Spacious through room with outlook to front and rear, living flame effect gas fire, two radiators, three wall lights, downlighters, double doors opening to rear garden.

Kitchen

15'2 max x 7'4 (4.62m max x 2.24m)
(7'4 widening to 10' max)

Maximum measurements include depth of fitted units. Comprises 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 and plumbing for slimline dishwasher, Stoves gas oven with electric grill over, Diplomat five burner gas hob with extractor fan over, integrated fridge, integrated freezer, wall mounted cupboard housing Worcester gas fired boiler, central heating programmer, radiator, downlighters, outlook to rear, door to conservatory.

Conservatory

14'10 max x 9'1 max (4.52m max x 2.77m max)
(9'1 max reducing to 6'9 and reducing further to 5'3).
Comprises two wall lights, power, two radiators, door to rear garden.

Separate Wc

Low level wc, situated within the partitioned area of the conservatory.

Door from entrance hall to:

Bedroom 1

14'10 max x 11'10 (4.52m max x 3.61m)
(14'10 max wall to wall measurements x 11'10 to cupboard front extending to 13'11 max wall to wall measurement into

door recess).

Range of fitted wardrobe cupboards, radiator, downlighters, outlook to front.

Bedroom 2

10'10 x 8'11 (3.30m x 2.72m)
Radiator, outlook to side.

Bathroom

Bath with mixer tap and shower attachment, shower cubicle, low level wc, wash hand basin set into cupboard unit, part tiled walls, heated towel rail, airing cupboard housing cylinder, downlighters, window to side.

Outside

Garage

16'3 max x 8'11 max (4.95m max x 2.72m max)
(16'3 max in depth from up and over door to rear wall x 8'11 max including depth of internal pillars).
Electrically operated up and over door, light and power, window to rear, personal door to side.

Front Garden

Having driveway parking and a shingle bed.

Rear Garden

Considered to be a feature of the property having decking area to immediate rear, lawned area, pergola, timber summerhouse, timber shed, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

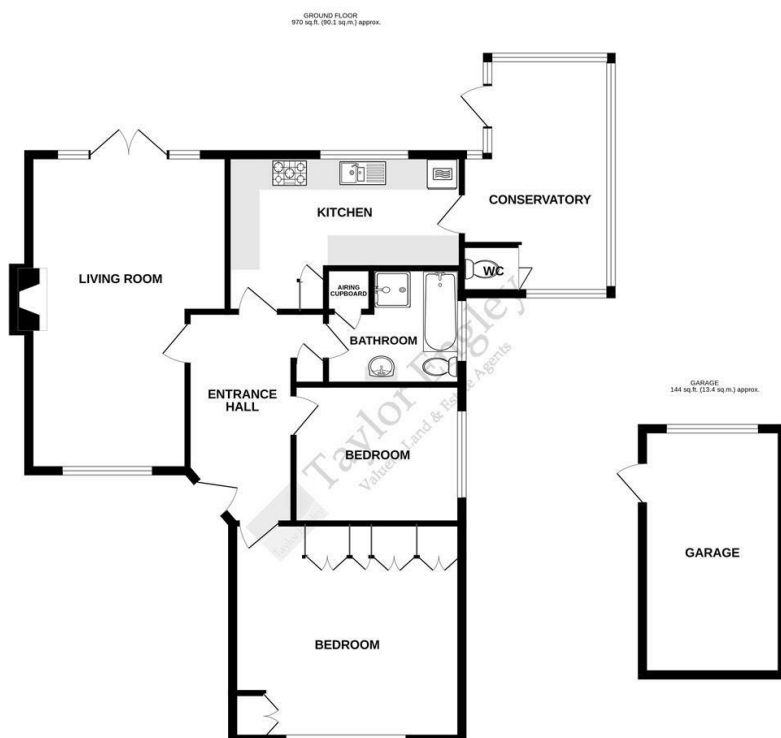
FOR CLARIFICATION:

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.

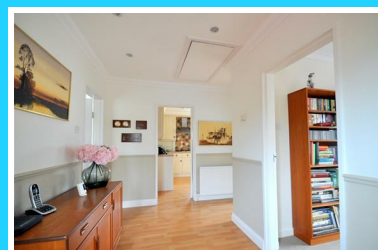
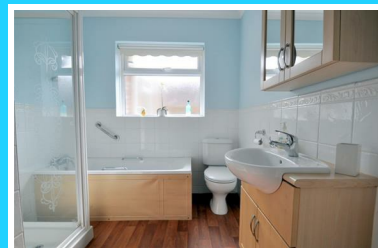
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





TOTAL FLOOR AREA: 1114 sq. ft. (103.5 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+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

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