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Taylor Engley

5 Glebe Close, Eastbourne, East Sussex, BN20 8AW
Asking Price £525,000 Freehold

Rarely available - A spacious three double bedroomed terrace home, enviably situated within the highly sought-after Summerdown area of Eastbourne. Offering generously proportioned accommodation arranged over two floors, the property provides an excellent balance of space, making it particularly well suited to family living. The spacious sitting/dining room provides a welcoming principal reception space, complemented by a principal bedroom with en-suite shower room, family bathroom and separate cloakroom. Outside, a balcony provides an attractive additional space, whilst the level rear garden benefits from a south-easterly aspect. An integral garage further enhances the practicality of the property. Additional benefits include gas-fired central heating, with the property being offered to the market chain free.

Glebe Close occupies a highly desirable residential position, ideally placed for the many amenities and attractions that make this part of Eastbourne so popular. The location offers an appealing combination of tranquillity and convenience, with local shops, cafés and everyday amenities readily accessible. Eastbourne town centre is approximately one mile distant, offering an extensive choice of independent shops, restaurants, cafés and leisure facilities, together with the seafront and picturesque promenade and mainline railway station. Excellent recreational facilities are also close at hand, while a choice of well-regarded schools further enhances the area's appeal. Glebe Close therefore represents an excellent setting for those seeking a well-connected and established residential environment, combining everyday convenience.

*** HIGHLY SOUGHT AFTER SUMMERDOWN AREA * THREE DOUBLE BEDROOMS * SITTING/DINING ROOM * EN-SUITE SHOWER ROOM & FAMILY BATHROOM * CLOAKROOM * LEVEL REAR GARDEN WITH SOUTH EASTERLY APSECT * INTEGRAL GARAGE * CHAIN FREE * RARELY AVAILABLE ***

The accommodation
Comprises:

Front door opening to:

Entrance Vestibule
Glazed door opening to:

Hall
Radiator, central heating thermostat, under stairs cupboard, personal door to garage.

Cloakroom
Low level wc, wash hand basin, radiator, part tiled walls, tiled floor, window to side.

Sitting/Dining Room

Sitting Room
16'9 x 11'10 max (5.11m x 3.61m max)
(16'9 plus bay)
Range of fitted shelving and cabinets radiator, bay window to front, connecting door to hall and wide opening to:

Dining Room
11'10 x 11'10 (3.61m x 3.61m)
Radiator, serving hatch from kitchen, connecting door to hall and double doors opening to rear garden.

Kitchen
13'8 x 8'6 max (4.17m x 2.59m max)
(Measurements include depth of fitted units, 8'6 reducing to 7'10)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset one and a half bowl sink unit, space and plumbing for dishwasher, eye level electric oven, electric hob with extractor fan over, radiator, outlook to rear, opening to side lobby area with recess housing Worcester gas fired boiler, door to side.

Stairs rising from hall to:

First Floor Landing
Radiator, airing cupboard housing cylinder, loft hatch to roof space, window to side.

Bedroom 1
14'10 max x 11'10 (4.52m max x 3.61m)
(14'10 max to cupboard front)
Two built-in wardrobe cupboards, radiator, outlook to rear.

En-Suite Shower Room
Shower cubicle, wash hand basin set into cabinet/drawer unit, low level wc, heated towel rail/radiator, tiled walls, tiled floor, window to rear.

Bedroom 2
11'8 x 11'3 (3.56m x 3.43m)
(11'8 extending to 13'1 into recess)
Two built-in wardrobe cupboards, radiator, two windows to front and door to rear opening to:

Balcony
Having balustrade and outlook to rear.

Bedroom 3
11'10 max x 11'8 max (3.61m max x 3.56m max)
(11'8 max into recess reducing to 9'8)
Two built-in wardrobe cupboards, radiator, double doors to front opening to Juliette style balcony.

Family Bathroom
Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w/c, heated towel rail/radiator, tiled walls, window to front.

Integral Garage
17'7 max x 8'6 max (5.36m max x 2.59m max)
(maximum measurements provided include depth of internal pillars, fittings and structures)
Light and power, electric and gas meters, window to side, up and over door to front and personal door to hall.

Front Garden
Having paved areas and some shrubs.

Rear Garden
Level garden area enjoying a south easterly aspect, patio area to the immediate rear of the property leading on to a lawned garden flanked by mature trees and shrubs, outside tap, side access via a gate top the front garden.

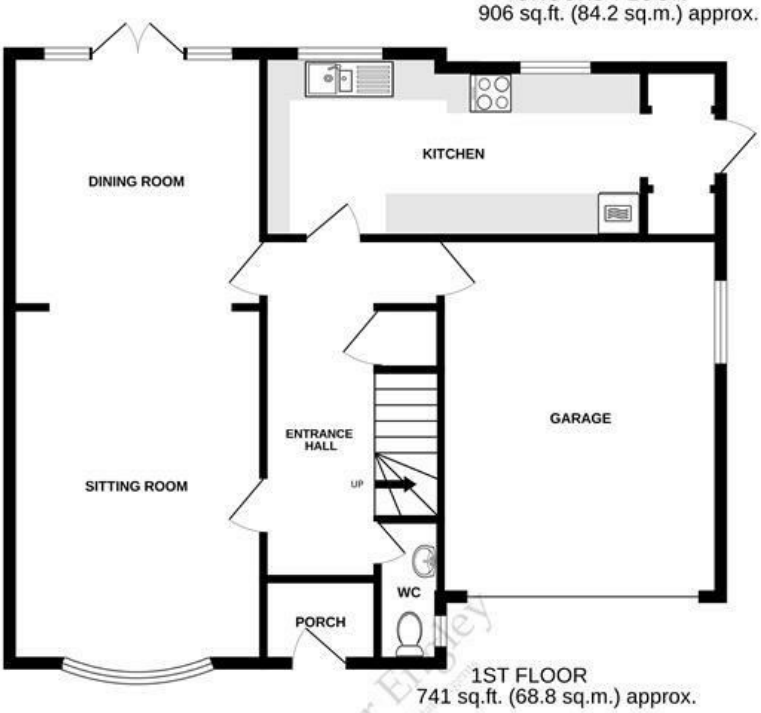
COUNCIL TAX BAND:
Council Tax Band -'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

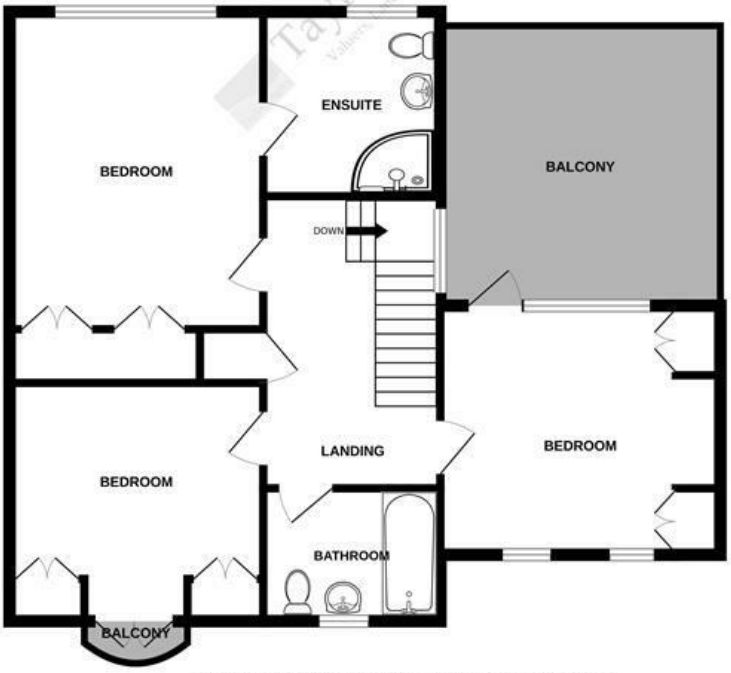
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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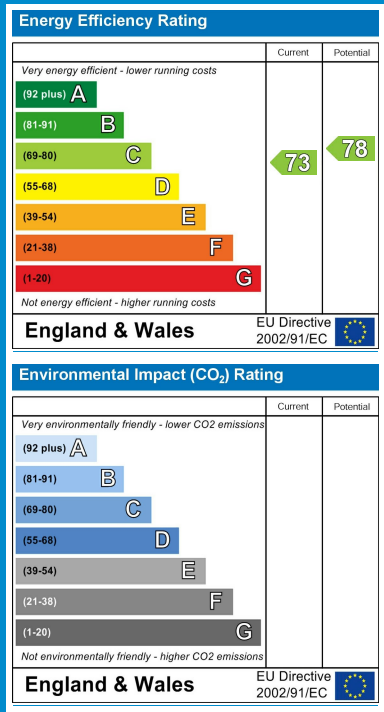

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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