

3 Glynde Avenue, Eastbourne, BN22 9QE

Price £445,000 | Freehold

Leaper Stanbrook

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MEADS STREET OFFICE
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A charming three bedroom detached house located in this popular road within the Hampden Park area of Eastbourne and boasting a substantial rear garden extending to in excess of 100ft. This delightful home is fortunate enough to be within close proximity of Hampden Park train station, high street and the open green space of Hampden Park itself, as well as being within easy reach of a variety of excellent schools catering for all age groups. Accommodation comprises spacious entrance hall, sitting room, dining room, kitchen with range of matching wall and base units, ground floor WC, first floor landing, three great size bedrooms, shower room and a separate WC. The property is approached via a block paved driveway providing off road parking for several vehicles and a particular feature is the extensive rear garden measuring in excess of 100ft and being principally laid to lawn with area of patio. Additional benefits include double glazing and gas central heating. An internal viewing comes highly recommended.

















At a Glance:

- Three bedroom detached character home
- Rear garden in excess of 100ft
- Close to train station, high street, good schools and Hampden Park
- Sitting room
- Dining room
- Popular Hampden Park location
- Chain Free
- Shower room, separate WC and ground floor WC
- Driveway for several vehicles
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM
25'7" (7.8m) x 11'7" (3.53m)

DINING ROOM
14'1" (4.29m) x 10'9" (3.28m)

KITCHEN
11'4" (3.45m) x 9'6" (2.9m)

WC

FIRST FLOOR LANDING

BEDROOM 1
11'8" (3.56m) x 9'5" (2.87m)

BEDROOM 2
11'1" (3.38m) x 9'9" (2.97m)

BEDROOM 3
11'0" (3.35m) x 8'8" (2.64m)

SHOWER ROOM

WC

OUTSIDE:

FRONT GARDEN

DRIVEWAY

REAR GARDEN

COUNCIL TAX:
Band `D`

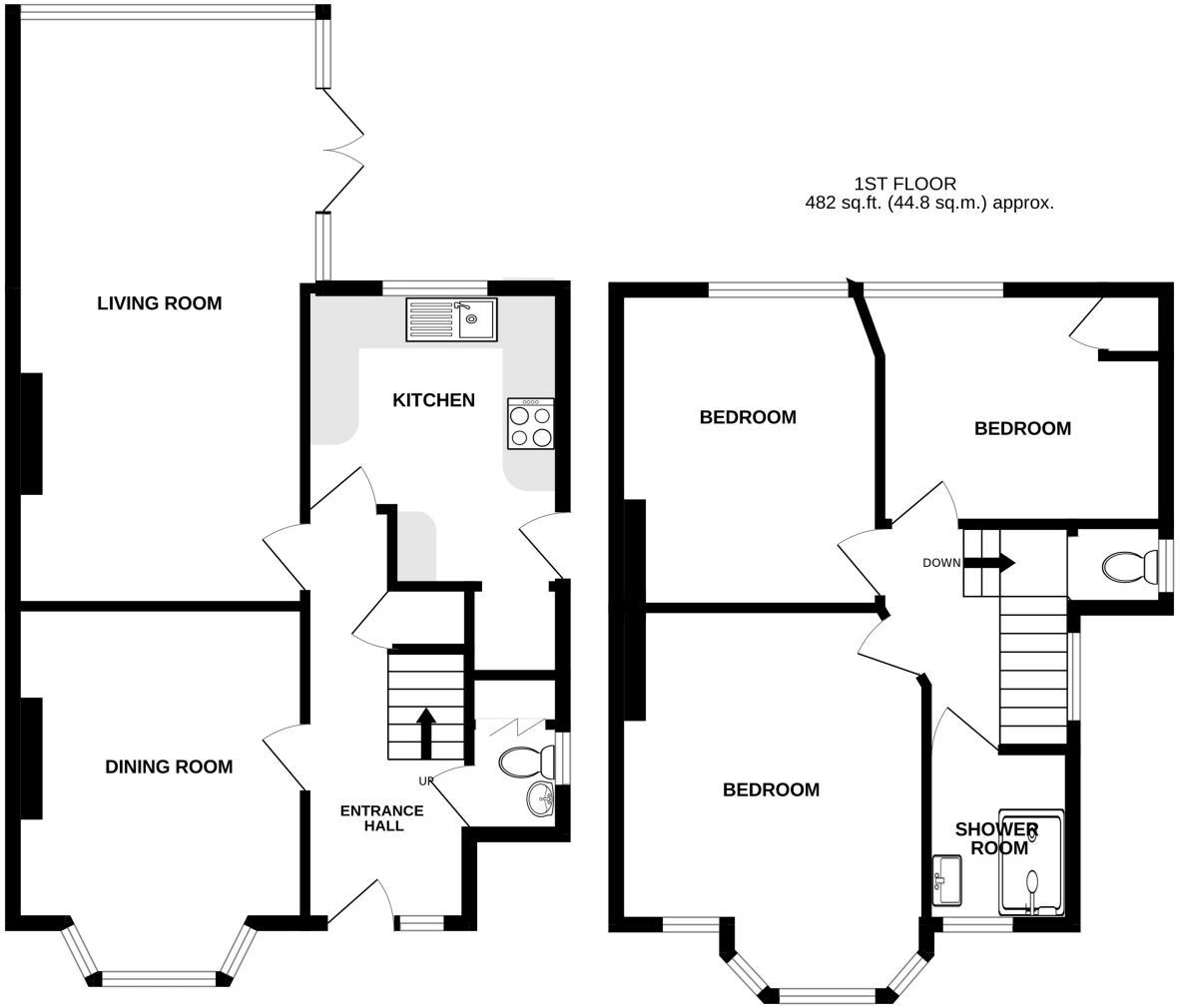
EPC:
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GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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