

3 Glynde Avenue, Eastbourne, BN22 9QE

Price £445,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

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
- Kitchen
- 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:
To be confirmed





Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk