

Crane & Co



Price Guide

£500,000 - £550,000

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

3 Bedroom 2 Bathroom 2 Reception

01323 440678

sales@craneandco.co.uk

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

Price Guide
£500,000 - £550,000
Freehold

 3 Bedroom  2 Bathroom  2 Reception

PRICE GUIDE £500,000 - £550,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at craneandco.co.uk (ALL PROVIDED FREE FOR ALL OUR SELLERS)

A wonderful home with an impressive garden! Ideally located in a tree lined road sits this imposing detached house having the perfect blend of original features that you'll love whilst also benefitting from having been updated over the years. The original 2 reception rooms have been opened up to create a room with space for all of the family to enjoy. These rooms are complemented by an impressive full width conservatory across the back of the house. There's ample space in the kitchen too as an extension to the side now provides an additional utility space with a ground floor shower room. Upstairs, are 3 good sized bedrooms and the family bathroom. And if all of that wasn't enough, the cherry on the cake is the impressive large lawned rear garden with its summerhouse, ideal as a home office, and a westerly aspect, perfect for watching the sun set over the South Downs beyond. To the front of the house are 2 off road parking spaces and pride of place is the blue plaque for the wartime artist Eric Ravilious who grew up in the house, a delightful reminder of the history of this pretty house.

Main Features

- Imposing Detached House
- 3 bedrooms
- Off road parking
- Bathroom and additional 1st floor W/C.
- Utility Room
- Ground Floor Shower Room
- Impressive Conservatory
- Large Mature Garden
- 3 Bedrooms

Room Sizes

Entrance Hall
Living Room/ - 14' 1" x 10' 11"
Dining Room - 13' 7" x 10' 11"
Kitchen - 13' 8" x 10' 0"
Utility Room - 14' 7" x 4' 6"
Shower Room
Bedroom 1 - 13' 11" x 9' 1"
Bedroom 2 - 11' 0" x 7' 7"
Bedroom 3 - 10' 5" x 7' 10"
Bathroom
W/C

Crane & Co

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

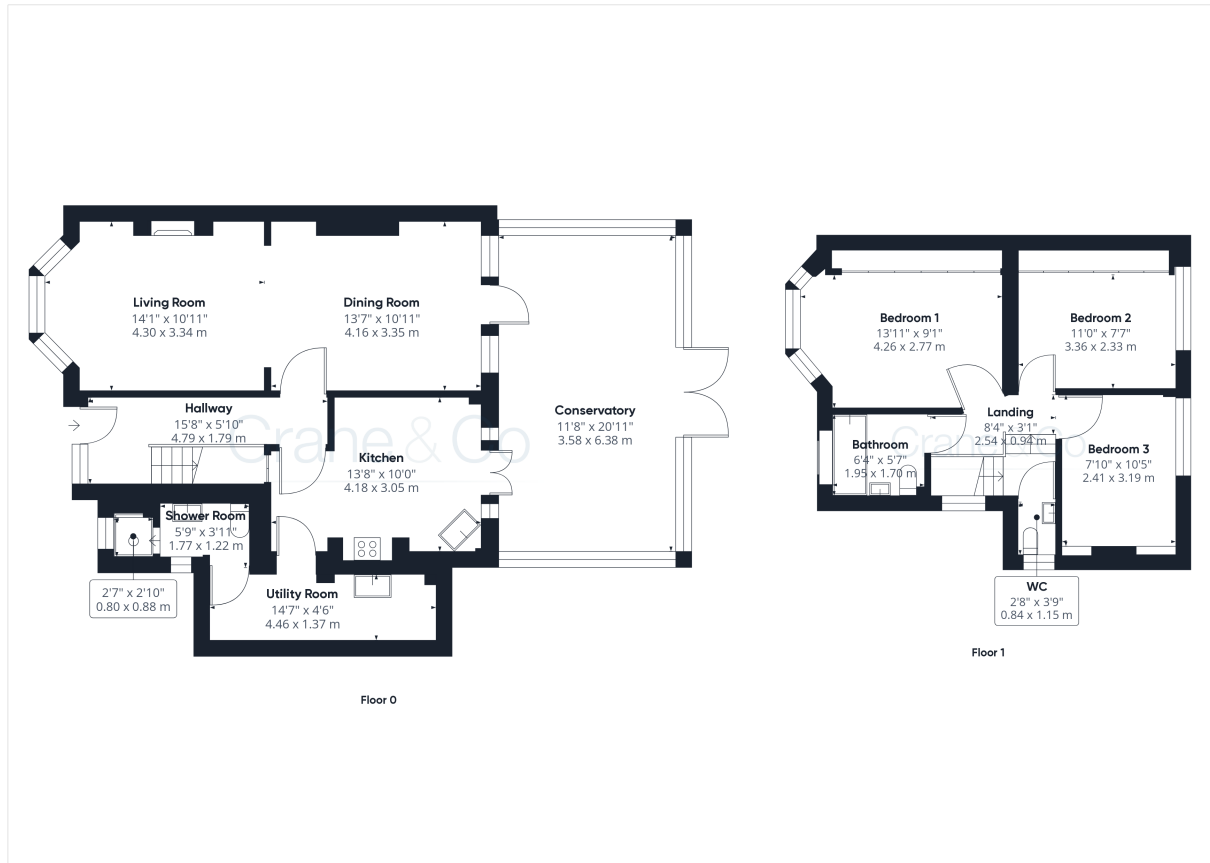
 01323 440678  sales@craneandco.co.uk  craneandco.co.uk

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

Price Guide
£500,000 - £550,000

Freehold

3 Bedroom 2 Bathroom 2 Reception





Crane & Co

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk



Crane & Co

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk

11 Glynde Avenue, Eastbourne, East Sussex BN22 9QE

3 Bedroom 2 Bathroom 2 Reception



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	
		EU Directive 2002/91/EC	

Price Guide

£500,000 - £550,000

Freehold

Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.