

# INIGO



## *Glynde Avenue*

**EASTBOURNE, SOUTH-EAST ENGLAND**

**£475,000 FREEHOLD**

This wonderful three-bedroom detached house extends over 1,400 sq ft and is a highly original example of the Arts and Crafts movement in Eastbourne, the façade draws stylistically on the architecture of the low countries, with a distinct Dutch Gable. Nationally, it is a rarity for the original fabric of houses of this era to remain intact to this extent. The house has a large mature garden, with a beautiful weeping willow.

### *Setting the Scene*

Glynde Avenue was one of the first streets to be constructed in the Hampden Park area of Eastbourne following the area's sale to the Eastbourne Corporation in 1901. The wide, curved avenue was built in 1909 to much acclaim for the quality and variation of its architecture, as well as its implementation of the principles of the Garden City movement. For more information on the area, please see the History section below.

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### *The Grand Tour*

The house occupies a wide plot, with a driveway to the right extending beyond the home's footprint and leading to a large single garage. Entry to the house is through a front door that opens to a glazed vestibule with beautiful original features.

The hallway retains its original floorboards, which lead to a bathroom on the right and a pair of reception rooms on the left. These are generously sized spaces, bathed in morning and evening light respectively. The rear reception room has glazing running the full width of the space and a central door opening onto the large, mature garden.

To the right lies the kitchen; another wonderfully bright space, it retains a multitude of original features including a larder, a hatch leading to the rear reception/dining room and a magnificent dresser with brass hardware.

Stairs ascend to a half-landing with an exceptionally large airing cupboard, which could easily be repurposed and offers the opportunity to further enlarge the home.

The two well-sized bedrooms on the first floor overlook the garden, with the larger main bedroom at the front of the plan illuminated by an oriel window. The scale of the room offers tremendous versatility in terms of layout; a family bathroom lies adjacent.

### *The Great Outdoors*

The large west-facing garden lies to the rear of the house and receives light throughout the afternoon. It is wonderfully private and benefits from an abundance of mature planting including rosebeds and herbs. The focal point is a large weeping willow, which provides a delightful shaded area for alfresco dining. There is also a small orchard with mixed fruit trees including pear, plum and apple.

Hampden Park is less than a five-minute walk away and extends over 90 acres. The park retains the lake mentioned in the History section below and is an attractive haven for wildlife, with a mixture of parkland, woodland and gardens.

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### *Out and About*

Hampden Park is well located for shops and activities. Within the park itself is a cafe and tennis courts, while a touch beyond the perimeter of the park lies a David Lloyd Centre. There are several supermarkets nearby including a large Tesco, Sainsbury's and Morrisons. Waitrose is a 10-minute drive. Travel into Eastbourne town centre takes 10 minutes by car or 4 minutes by train and offers a wide selection of good restaurants and eateries including Cru, Skylark, Gr/eat, Exquis French Bistro and Flamenco Tapas.

Eastbourne is home to the acclaimed Towner Gallery among others. There are also several antiques dealers and shops, such as Crown Antiques; along with antique and rare books dealer, Camilla's Bookshop.

Hampden Park train station is a five-minute walk away and offers frequent services to Hastings (27 minutes), Brighton (27 minutes) and London Victoria (1 hour and 27 minutes).

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.