



**Percival Road, Eastbourne BN22 9LG**



**welcome to**

**Percival Road, Eastbourne**

**\*\*\*CHAIN FREE\*\*\*** A well presented three bedroom mid terraced house located in Hampden Park considered perfect for first time buyers or landlords. Benefiting from three well sized bedrooms, 17' lounge/dining room, kitchen and well maintained lawned rear garden.



### Entrance Hall

Double glazed window and door to the front aspect.  
Radiator.

### Lounge

17' 9" max x 15' max ( 5.41m max x 4.57m max )

Double glazed patio door to the rear aspect. Under stairs cupboard. Radiator.

### Kitchen

10' 1" x 8' 5" ( 3.07m x 2.57m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Range cooker with cooker hood above. Space and plumbing for washing machine. Space for fridge / freezer. Cupboard containing boiler. Double glazed window to the front aspect.

### First Floor Landing

Airing cupboard. Loft access.

### Bedroom 1

Double glazed window to the rear aspect. Radiator.

### Bedroom 2

11' x 8' 8" ( 3.35m x 2.64m )

Double glazed window to the front aspect. Radiator.

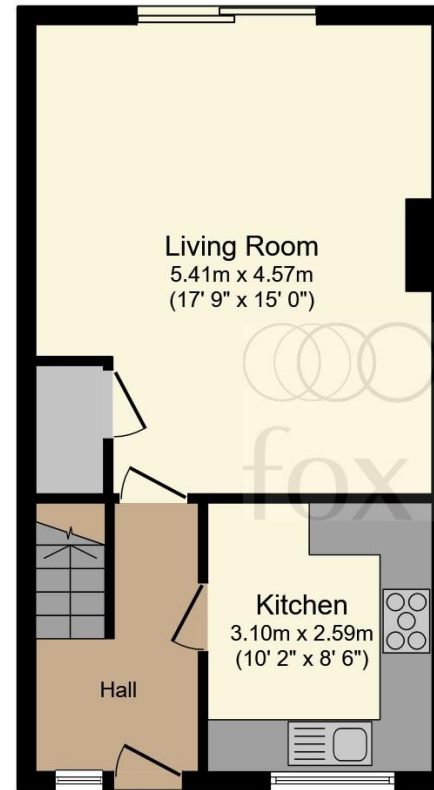
### Bedroom 3

8' 10" x 5' 11" ( 2.69m x 1.80m )

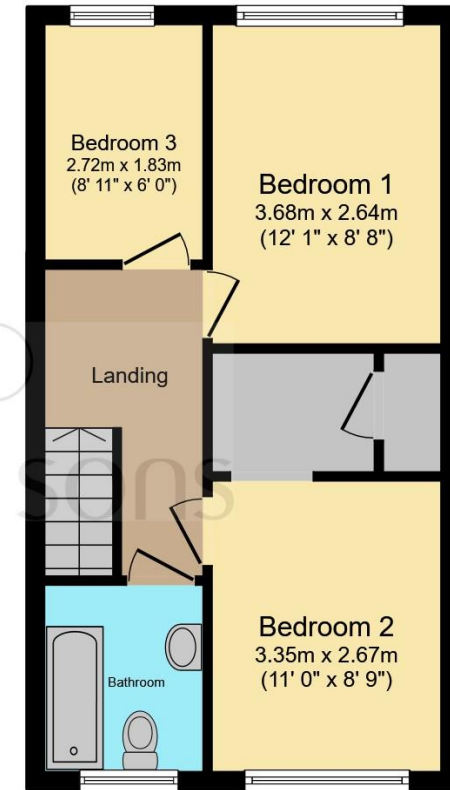
Double glazed window to the rear aspect. Radiator.

### Bathroom

Comprising bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the front aspect.



**Ground Floor**



**First Floor**

Total floor area 78.7 sq.m. (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Percival Road, Eastbourne

- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- BATHROOM
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

**£245,000**



Please note the marker reflects the postcode not the actual property

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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