





welcome to

Attfield Walk, Eastbourne

PERFECT FOR FIRST TIME BUYERS

Located in the highly popular Hampden Park location offers this three bedroom mid terrace house. Comprising of; lounge, dining room, kitchen, three bedrooms, bathroom and sunny rear garden. Arrange a viewing today!













Entrance Porch

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

Lounge

15' into recess x 14' 2" max (4.57m into recess x 4.32m max)

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

Dining Room

16' 2" max x 7' 6" (4.93m max x 2.29m) Double glazed window and door to the rear aspect. Radiator.

Kitchen

13' 8" x 6' 10" (4.17m x 2.08m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Archway leading to dining room.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

13' 9" max x 9' 9" max (4.19m max x 2.97m max) Double glazed window to the rear. Fitted wardrobes.

Bedroom 2

11' plus recess x 8' 4" plus recess (3.35m plus recess x 2.54m plus recess)

Double glazed window to the front aspect. Built in wardrobe. Radiator.

Bedroom 3

6' 3" x 8' (1.91m x 2.44m)

Double glazed window to the front aspect. Radiator.

Bathroom

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

Rear Garden

Patio rear garden. Rear gate.





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- MID TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- **REAR GARDEN**
- **CLOSE TO SHOPS**

Tenure: Freehold EPC Rating: D

£250,000







Tugwell Park Map data @2024 Google

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118859



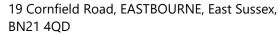
Property Ref: EBN118859 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

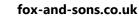
are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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