



Henfield Road, Eastbourne BN22 9RJ

welcome to

Henfield Road, Eastbourne

A beautifully presented two bedroom mid terrace house located within the Hampden Park location with it's frequent bus routes and train station. The property offers modern accommodation throughout and comprises of living room, kitchen/dining, two double bedrooms, bathroom and rear garden.



Entrance Porch

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

Entrance Hall

Radiator.

Lounge

12' 10" x 11' 3" into recess (3.91m x 3.43m into recess)
Double glazed window to the front aspect. Electric fire place. Radiator.

Kitchen

16' 4" max x 9' 2" (4.98m max x 2.79m)
A range of wall and base units with work top over incorporating white composite sink and drainer unit.
Electric oven and gas hob with cooker hood above.
Breakfast bar. Under stairs cupboard. Radiator.
Cupboard containing boiler. Space and plumbing for dish washer. Double glazed window and door to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Loft access.

Bedroom 1

15' max x 11' 2" into recess (4.57m max x 3.40m into recess)
Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom 2

12' x 9' 3" (3.66m x 2.82m)
Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.
Extractor fan. Heated towel rail. Double glazed window to the rear aspect.

Front Garden

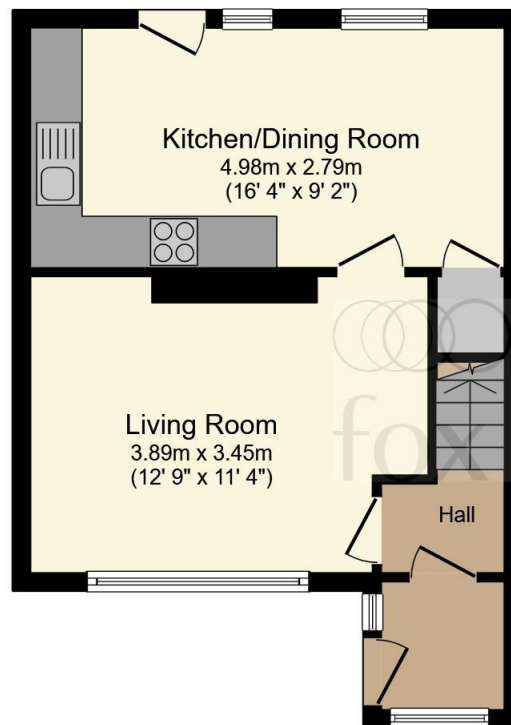
Low maintenance paved front garden with potential to create a driveway (subject to planning permission).

Rear Garden

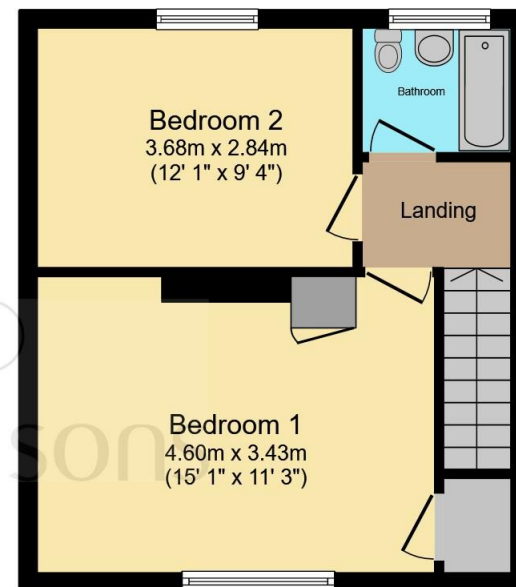
Decked seating area with further area being laid to lawn.

Brick Built Outbuilding

Space and plumbing for washing machine.



Ground Floor



First Floor

Total floor area 72.4 m² (779 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



view this property online fox-and-sons.co.uk/Property/EBN119094



welcome to

Henfield Road, Eastbourne

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- REAR GARDEN
- HAMPDEN PARK LOCATION

Tenure: Freehold EPC Rating: Awaited

£275,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119094



Property Ref:
EBN119094 - 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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk