



Percival Road, Eastbourne BN22 9LQ

welcome to

Percival Road, Eastbourne

A CHAIN FREE four bedroom end of terraced family home located close to schools, shops and Hampden Park rail station. The spacious accommodation benefits from four generous bedrooms, 17' living room, kitchen, downstairs cloakroom and family bathroom.



Entrance Porch

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

Lounge

Double glazed bi - fold doors to the rear aspect.
Under stairs cupboard. Radiator.

Kitchen

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

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Radiator.

Bedroom 1

Double glazed window to the rear aspect. Eaves storage. Radiator. Restricted head height.

Bedroom 2

Double glazed window to the front aspect.
Cupboard. Radiator.

Bedroom 3

Double glazed window to the rear aspect. Radiator.

Bedroom 4

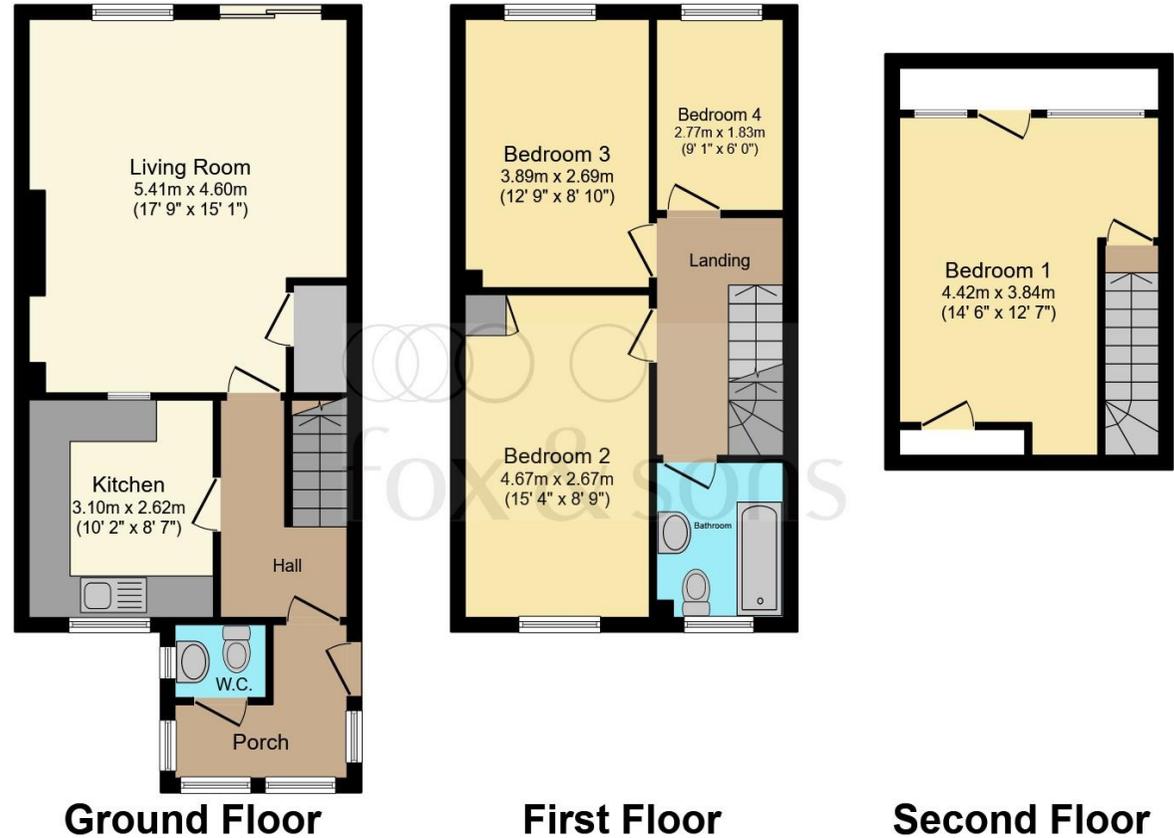
Double glazed window to the rear aspect. Radiator.

Bathroom

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

Rear Garden

Patio area with an area mostly laid to lawn. Raised beds.



Total floor area 104.6 m² (1,125 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/EBN119809



welcome to

Percival Road, Eastbourne

- END OF TERRACE HOUSE
- FOUR BEDROOMS
- 17' OPEN PLAN LIVING ROOM
- DOWNSTAIRS W.C
- KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119809



Property Ref:
EBN119809 - 0005

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