



# OAKFIELD



Hampden Avenue, Eastbourne, BN22 9PH

Price Guide £230,000





## Hampden Avenue, Eastbourne, BN22 9PH

GUIDE PRICE: £230,000 - £250,000

Located in a popular residential area of Eastbourne, this well-presented two-bedroom semi-detached house offers comfortable modern living and excellent rental potential.

The property features a bright and spacious open-plan living room and kitchen, creating a sociable layout ideal for contemporary lifestyles.

Upstairs, there are two well-proportioned bedrooms along with a family bathroom fitted with a shower over the bath. The home benefits from gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort.

To the rear, you'll find a good-sized private garden, perfect for outdoor dining, gardening, or relaxing in the warmer months.

With an estimated rental value of approximately £1,250 per calendar month, this property represents a strong investment opportunity, offering an attractive rental yield in a sought-after area.







### Kitchen/Living Room

19'4" x 13'5" (5.9 x 4.1)

### Bedroom One

14'9" x 9'6" (4.5 x 2.9)

### Bedroom Two

9'2" x 7'7" (2.79m x 2.31m)

### Bathroom

6'3" x 4'3" (1.91m x 1.30m)



**Council Tax Band B - £1,969.72 Per Annum**





Floor Plan

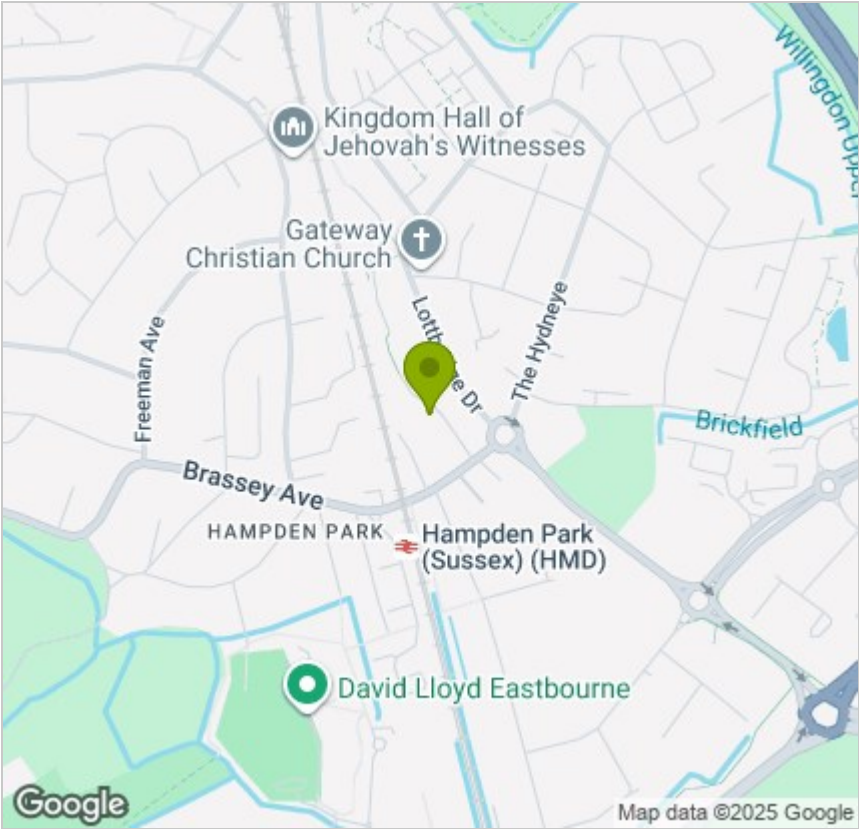


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

