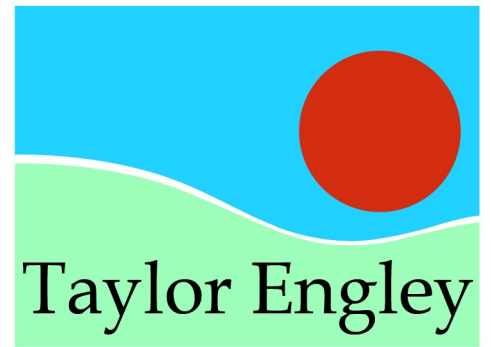


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**25 Percival Crescent, Hampden Park, Eastbourne, East Sussex, BN22 9JX**  
**Chain Free £265,000 Freehold**

**An excellent opportunity has arisen to acquire this well proportioned TWO BEDROOMED SEMI-DETACHED BUNGALOW, located in the popular Hampden Park area of Eastbourne. The property is noted to benefit from gas fired central heating with brand new boiler, double glazed windows, living room, kitchen, conservatory and a re-fitted shower room. The property additionally offers ample off road parking, spacious garden and a garage. The property is being offered Chain Free. EPC = C**



The property is conveniently located being within walking distance from local shops and Hampden Park's mainline railway station offering links to Eastbourne, Brighton and London is approximately one mile distant. Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately four miles distant.

**\* CHAIN FREE \* TWO BEDROOMED SEMI-DETACHED BUNGALOW \* AMPLE OFF ROAD PARKING \* GARAGE \* LIVING ROOM \* CONSERVATORY \* RE-FITTED SHOWER ROOM \* NEW BOILER \* GARDENS TO FRONT AND REAR \***



## The accommodation

Comprises:

Front door opening to:

### Living Room

15'2 x 11'4 max (4.62m x 3.45m max)

Double doors opening to conservatory, double glazed windows, coved ceiling, large radiator, gas fire, television point.

### Kitchen

9'2 x 7'2 (2.79m x 2.18m )

Range of wall and base units with worktops, white ceramic sink with drainer and mixer tap, double glazed windows, cupboard housing brand new Glow Worm combi boiler, stand alone oven with four ring gas hob with stainless steel splashback with extractor over, plumbing for washing machine, plumbing for dishwasher, brick archway.

### Conservatory

21'10 x 9'2 (6.65m x 2.79m)

Electric points, double glazed door to front, double doors opening to rear garden.

### Inner Hallway

Storage cupboard, loft access, radiator.

### Bedroom 1

12'10 x 11'3 max (3.91m x 3.43m max)

(11'3 max including depth of fitted wardrobes)

Built-in wardrobes with dressing area and drawers beneath, double glazed windows, radiator.

### Bedroom 2

11'5 x 8'1 (3.48m x 2.46m)

Double glazed windows, radiator.

### Shower Room

Double glazed windows, large shower cubicle, basin with mixer tap set into cabinet with splashback , low level wc, full length wall storage cabinet.

### Outside

### Garage

Up and over door, power and lighting.

### Driveway

Concrete driveway in front of the garage for several vehicles.

### Front Garden

Laid to lawn.

### Rear Garden

Spacious area principally laid to lawn, shed with power and light.

### COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,879.46 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

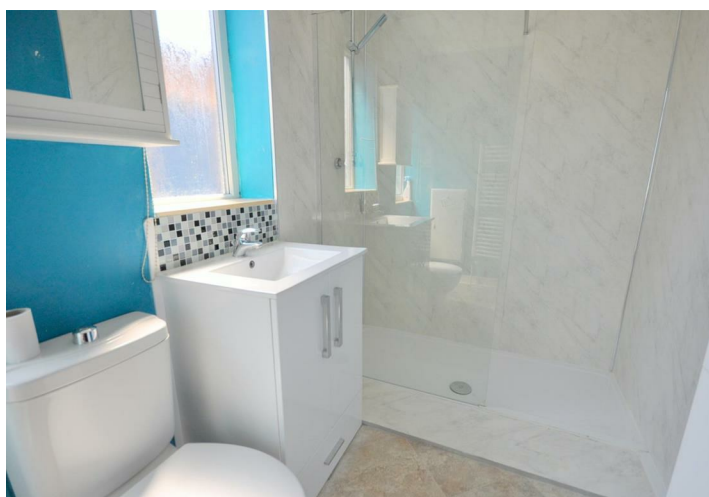
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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