

Valuers, Land & Estate Agents

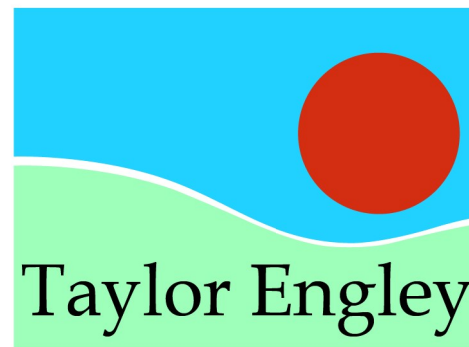
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



72 Linden Close, Hampden Park, Eastbourne, East Sussex, BN22 0TS

Guide Price £255,000 Freehold

A SPACIOUS THREE BEDROOMED TERRACED HOME located in the popular Hampden Park area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of partial gas fired central heating and double glazing to the majority of the windows. Features include a full width living room to the rear, cloakroom and a rear garden enjoying a south westerly aspect.



The property is located in the popular Hampden Park area being within good access to schools for most age groups. A local Morrison store can be found in the nearby Maywood Avenue and bus services serve the local area. Further local shops and a mainline railway station can be found at Hampden Park, which is approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three and a half miles distant.

*** SPACIOUS THREE BEDROOMED TERRACED HOME LOCATED IN HAMPDEN PARK *
CLOAKROOM * LIVING ROOM * KITCHEN * THREE BEDROOMS * BATHROOM * GARDENS - THE
REAR ENJOYING A SOUTH WESTERLY ASPECT * PARTIAL GAS FIRED CENTRAL HEATING *
MAJORITY OF WINDOWS DOUBLE GLAZED ***



The accommodation

Comprises:

Front door to:

Entrance Hall

Built-in storage cupboard with shelving, built-in cloaks cupboard, understairs recess area, radiator.

Cloakroom

Low level wc, wall mounted wash hand basin with tiled splashback.

Living Room

19'8 max x 11'3 (5.99m max x 3.43m)
(11'3 widening to 14'3 max)

Full width living room to the rear of the property, two radiators, gas fire (not working), back boiler (not tested), window to rear, patio door opening to rear garden.

Kitchen

8'9 max x 8'9 max (2.67m max x 2.67m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space for slot-in cooker, radiator, connecting doors to living room and entrance hall.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space, built-in storage cupboard, airing cupboard housing cylinder.

Bedroom 1

14'5 max x 9'6 (4.39m max x 2.90m)

Wall mounted electric heater, outlook to rear.

Bedroom 2

11'5 max x 9'10 max (3.48m max x 3.00m max)

Outlook to rear.

Bedroom 3

8'10 x 6'11 + door recess (2.69m x 2.11m + door recess)

Wall mounted electric heater, built-in cupboard, outlook to front.

Bathroom

Bath with Mira shower unit over, tiled surround, pedestal wash hand basin, low level wc, electrically heated towel rail, window to front.

Outside

Front Garden

Having open plan lawned area, covered recess, outside storage cupboard.

Rear Garden

Enjoying a south westerly aspect having paved area to immediate rear, retainer wall and steps rising to an area of lawn, gate to rear.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council
- £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

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 ENGLELY.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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) A			82
(81-91) B			
(69-80) C			
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750