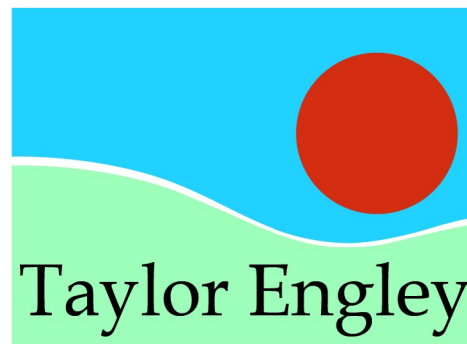


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38 Parkfield Avenue, Hampden Park, Eastbourne, East Sussex, BN22 9SE
Price Guide £235,000 Freehold

An opportunity has arisen to acquire this TWO BEDROOMED MID TERRACED HOUSE in the popular Hampden Park area of Eastbourne. Although requiring modernisation/re-furbishment throughout, the property offers living room, dining room, kitchen, two double bedrooms, bathroom, driveway parking and a level lawned rear garden, considered to be spacious. The property benefits from double glazing.



The property is conveniently located being close to local shops, amenities, mainline railway station and local schools. Bus services serve the local area and the picturesque Hampden Park with its lakes, playing fields and woodland walks are close by. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

*** CHAIN FREE * DRIVEWAY PARKING * TWO DOUBLE BEDROOMS * DOUBLE GLAZING * SPACIOUS GARDEN * TWO RECEPTION ROOMS * CLOSE TO LOCAL AMENITIES ***



The accommodation

Comprises:

Front door opening to:

Hall

Living Room

12'9 x 11'2 max (3.89m x 3.40m max)
(11'2 max into chimney breast)

Double glazed windows to front, fireplaced, wood panelled walls.

Dining Room

9'3 x 6'7 (2.82m x 2.01m)

Electric heater, storage cupboard housing consumer unit and meters, double glazed window.

Kitchen

9'7 x 9'3 (2.92m x 2.82m)

Range of wall and base units, stainless steel sink, work top surfaces, cupboards with built-in shelving, window to rear, door opening to rear garden.

Stairs rising from hall to:

First Floor Landing

Electric heater, loft hatch to roof space.

Bedroom 1

15'2 xc 11'2 max (4.62m xc 3.40m max)

Window to front, fireplace, built-in cupboards - one of which houses the hot water tank.

Bedroom 2

12'1 x 9'4 (3.68m x 2.84m)

Window to rear.

Bathroom

Low level wc, wash basin, bath with tiled surround, mirrored wall unit, window.

Outside

Driveway

Providing parking for one vehicle and has pathway to front door.

Rear Garden

Path and concrete area to immediate rear, outbuilding, level lawned area with shrubs and trees.

COUNCIL TAX BAND:

Council Tax Band - 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

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.



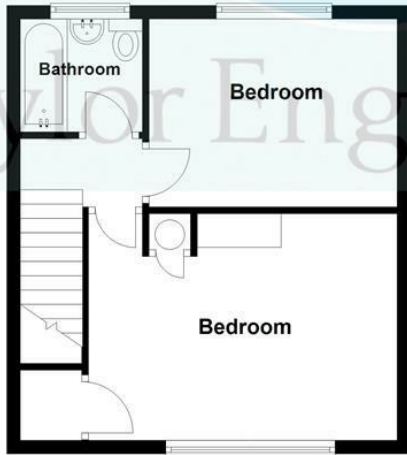
Ground Floor

Main area: approx. 30.6 sq. metres (329.0 sq. feet)
Plus outbuildings, approx. 5.5 sq. metres (59.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Main area: Approx. 65.8 sq. metres (708.3 sq. feet)
Plus outbuildings, approx. 5.5 sq. metres (59.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 31 | |
| (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.

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