

Valuers, Land & Estate Agents

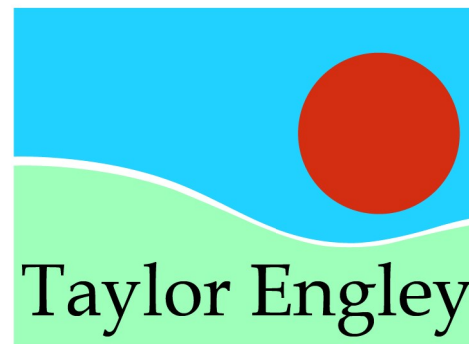
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1 Branston Road, West Hampden Park, Eastbourne, East Sussex, BN22 0AL

Guide Price £475,000 Freehold

An excellent opportunity arises to acquire this **THREE BEDROOMED LINK DETACHED HOME**, located in the favoured West Hampden Park area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious 21'8 x 11'11 sitting room, conservatory, extension dining room/optional study, driveway parking and a rear garden which enjoys a southerly aspect and extends to approximately 100' in depth. An internal viewing is highly recommended and the property is being offered to the market Chain Free.



The property occupies a convenient location within the West Hampden Park area being within walking distance of local shops and schools for most age groups. Bus services serve the local area and the scenic Hampden Park with its woodland walks, lake and playing fields is approximately half a mile distant. Further local shops and Hampden Park's mainline railway station are approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant.

*** LINK DETACHED HOME IN FAVOURED WEST HAMPDEN PARK AREA * REAR GARDEN ENJOYING A SOUTHERLY ASPECT AND EXTENDING TO APPROXIMATELY 100' IN DEPTH * SITTING ROOM * CONSERVATORY * KITCHEN/BREAKFAST ROOM * EXTENSION DINING ROOM/OPTIONAL STUDY * CLOAKROOM * THREE BEDROOMS * BATHROOM * GARAGE * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, understairs storage cupboard, central heating thermostat, cupboard housing fuse board and electric meter. Door to:

Sitting Room

21'8 x 11'11 (6.60m x 3.63m)

Two radiators, serving hatch from kitchen, spacious room having outlook to front and double doors to rear opening to conservatory.

Conservatory

14'4 x 9'6 (4.37m x 2.90m)

Radiator, ceiling light, power, double doors opening to rear garden.

Kitchen/Breakfast Room

11'6 max x 9'9 max (3.51m max x 2.97m max)

(11'6 max reducing to 10'4)

Maximum measurements including depth of fitted units. Comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, breakfast bar with base unit below, space for under counter fridge, space and plumbing for dishwasher, AEG electric double oven with saucepan drawer below, space for microwave over, AEG ceramic hob, heated towel rail, central heating programmer, built-in understairs cupboard with shelving, serving hatch to sitting room, outlook to rear. Door to:

Side Lobby

Vertical radiator, fitted corner storage cupboard, door to garden and door to dining room/optional study.

Dining Room/Optional Study

8' max x 11'4 max reducing to 8' (2.44m max x 3.45m max reducing to 2.44m)

Extension room currently used as dining room being double aspect and overlooking rear garden, radiator.

Door from lobby to:

Inner Lobby Area

Having personal door to garage and door to cloakroom.

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap set into cabinet, part tiled walls, window to front.

Stairs rising from hall to:

First Floor Landing

Window to side, radiator, loft hatch to roof space.

Bedroom 1

12' x 11'5 (3.66m x 3.48m)

Radiator, outlook to front.

Bedroom 2

12' x 10 max reducing to 6'9 (3.66m x 3.05m max reducing to 2.06m)

Radiator, built-in cupboard housing Baxi gas fired boiler, outlook to rear.

Bedroom 3

8'9 x 7'10 (2.67m x 2.39m)

Radiator, storage recess, outlook to front.

Bathroom

Bath with mixer tap and shower attachment, shower cubicle with Triton shower unit, wash hand basin set into cabinet, low level wc, airing cupboard housing cylinder and shelving, built-in storage cupboard, tiled walls, tiled floor, radiator, window to side and rear.

Outside

Garage

16'5 x 8'10 (5.00m x 2.69m)

(Maximum measurements provided including depth of internal pillars and fittings).

Plumbing for washing machine, light and power, up and over door to front and personal door opening to inner lobby.

Front Garden

Having driveway parking, area laid to decorative stones, some shrubs, outside light.

Rear Garden

Considered to be a feature of the property enjoying a southerly aspect and extending to approximately 100' (30.48m) in depth. To the immediate rear of the property is a patio area leading onto an area of lawn flanked by well stocked borders with a variety of mature shrubs, further patio area and lawned area, two timber sheds.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 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.

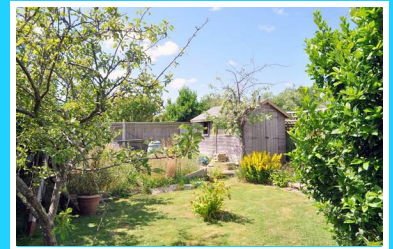








GROSS INTERNAL AREA
 TOTAL: 1,393 sq ft
 FLOOR 1: 903 sq ft; FLOOR 2: 490 sq ft
 EXCLUDED AREAS: GARAGE: 139 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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