

Valuers, Land & Estate Agents

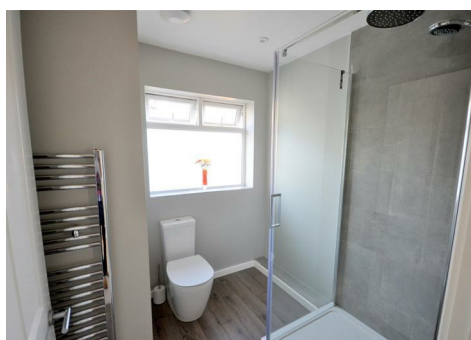
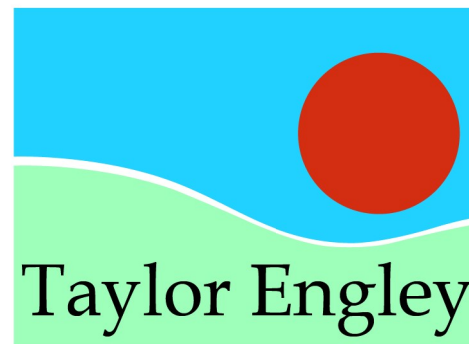
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12 Haystoun Close, West Hampden Park, Eastbourne, East Sussex, BN22 0EP

Guide Price £595,000 Freehold

An excellent opportunity to purchase this well presented and deceptively spacious TWO BEDROOMED detached bungalow in this favoured West Hampden Park location. The property has been comprehensively re-furbished by the current owners to provide luxury fitted kitchen/breakfast room, bathroom and has been re-decorated throughout. The property offers UPVC double glazing, gas fired central heating, on site triple garage with loft studio room above, further outbuildings set within extensive lawned area of rear garden with south westerly aspect and views are enjoyed from principal rooms over Eastbourne. Additionally we understand that there is consent for a significant extension of the existing bungalow. An internal inspection is highly recommended.



The property is conveniently located within a quiet residential close just off Friston Avenue in the sought after West Hampden Park area of Eastbourne within close proximity to local shops and amenities in nearby Broadway, further shops are available in Freshwater Square, Willingdon, whilst Eastbourne's town centre with it's mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE HALL * SITTING ROOM * UTILITY ROOM * CLOAKROOM/W.C * RE-FITTED KITCHEN
BREAKFAST ROOM * RE-FITTED SHOWER ROOM * TWO DOUBLE BEDROOMS * LARGE
PURPOSE BUILT DETACHED GARAGE PROVIDING GARAGING FOR THREE CARS WITH STUDIO
LOFT ABOVE * SELF CONTAINED CABIN * ONE FURTHER OUTBUILDING/WORKSHOP * DRIVEWAY
PARKING FOR SEVERAL VEHICLES * EXTENSIVE LAWNED GARDENS TO REAR WITH A SOUTH
WESTERLY ASPECT**



The accommodation

Comprises:

Front Door

To:

Entrance Hall

Radiator, slimline store cupboard with electric fuseboard, further adjacent linen cupboard.

Living Room

16'3 x 13' (4.95m x 3.96m)

With UPVC windows to rear and door providing access to rear garden, further French doors to side providing access to further block paved parking area, radiator, tv point.

Kitchen

12'8 x 10' (3.86m x 3.05m)

With a comprehensive range of matching eye and base level units with complimentary composite worktop surfaces with inset single drainer stainless steel sink unit, range of integrated appliances including stainless steel Neff grill with oven below, five burner gas hob with extractor above, integrated fridge, ceramic tiled flooring.

Utility Room

9'2 x 5'1 (2.79m x 1.55m)

With a range of matching eye and base level units, complimentary moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps, plumbing for washing machine, space for American style fridge/freezer, UPVC window to side with external door providing access to front and rear gardens, general door to;

Cloakroom/w.c

White suite comprising low level w.c, obscure window to side, chrome heated towel rail, ceramic tiled flooring.

Bedroom 1

14' x 13'5 into bay (4.27m x 4.09m into bay)

UPVC bay window to front and window to side with far reaching views over Eastbourne towards the sea, two double radiators.

Bedroom 2

10'9 x 9'1 (3.28m x 2.77m)

UPVC window to rear, radiator, led spotlighting.

Triple Garage

A particular feature of the property is the triple garage which has additional loft space with potential studio above, the garage has been constructed to a high specification is built using the same methods of construction and insulation as a timber framed house, and further benefits from upvc windows and door, as well as insulated electric roller door at the front. It is also plasterboarded.

Workshop

19'5 x 13'9 (5.92m x 4.19m)

Large garden shed / workshop / home office It is fully insulated in the walls, floor & roof and fully damp proofed. It is L shaped,

Single Garage

Potentially four parking bays altogether.

Gardens

A particular feature of the property is the attractive extensive lawned gardens to rear with south westerly aspect with additional outbuildings including, self contained cabin, further storage units, close board fencing to sides and rear.

Driveway

Block paved driveway for several vehicles.

Internal inspection is highly recommended.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - D Eastbourne Borough Council
£2416.45 until 31st March 2025.

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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