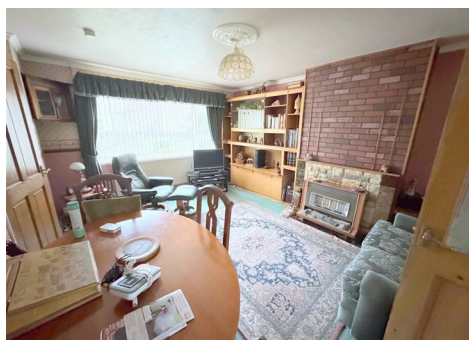
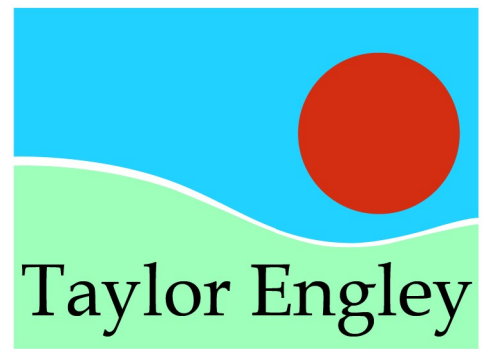


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**53 Bodiam Crescent, Hampden Park, Eastbourne, East Sussex, BN22 9HQ**  
**Guide Price £225,000 Freehold**

An opportunity to purchase this **THREE BEDROOMED** mid-terraced home in this popular Hampden Park location. Although requiring some modernisation, the property does offer UPVC double glazing, gas fired central heating with the installation of a new gas boiler, two spacious reception rooms, three bedrooms with modern shower room/w.c. Additionally the property offers gardens to front and rear and is being offered chain free. EPC = C





The property is conveniently located within close proximity to local shops and amenities in nearby Hampden Park village with it's mainline railway station, whilst Eastbourne's town centre, with it's comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

**\* ENTRANCE HALL \* LIVING ROOM \* KITCHEN/DINING ROOM \* THREE FIRST FLOOR BEDROOMS \* SHOWER ROOM/W.C \* GARDENS TO FRONT AND REAR \* VACANT POSSESSION OFFERED \***





## The accommodation

Comprises:

### Double Glazed Front Door

To:

### Entrance Hall

Double radiator, door to:

### Living Room

14'10 x 11'8 (4.52m x 3.56m)

With UPVC window to front, feature gas fireplace with tv point, radiator, coved ceiling, understairs storage cupboard, dining area.

### Kitchen/Breakfast Room

15'1 x 8'2 (4.60m x 2.49m)

With UPVC window to rear and door providing access to rear lobby. Range of matching pine fronted eye and base level units with complimentary rolled edge modern worktop surfaces with inset one and a half bowl single drainer sink unit with mixer taps, four burner gas hob with extractor above, oven below, space for fridge/freezer, recently installed Baxi 400 condensing gas boiler for the provision of gas fired central heating and domestic hot water, radiator, plumbing for washing machine.

### Rear Lobby

6'7 x 4'2 (2.01m x 1.27m)

Access via the kitchen.

With UPVC window to side and door providing access to rear garden, being part brick construction.

Stairs from hallway to;

### First Floor Landing

Hatch to loft.

### Bedroom 1

11'9 x 8'10 (3.58m x 2.69m)

With UPVC window to rear, airing cupboard with copper lagged tank, immersion switch, slatted shelving.

### Bedroom 2

9'5 x 8'3 (2.87m x 2.51m)

With UPVC window to front, radiator, interconnecting door to:

### Bedroom 3

9'5 x 6'8 (2.87m x 2.03m)

With UPVC window to front, radiator.

### Shower Room/w.c

5'10 x 5'5 (1.78m x 1.65m)

With a corner shower cubicle with Aqualisa thermostatic shower unit over, low level w.c, vanity hand wash basin with chrome mixer taps, fully tiled walls, with UPVC obscured window to rear.

### Rear Garden

Principally patio area for low maintenance, with close board fencing to sides and rear with rear access.

### Front Garden

Principally laid to lawn with share pathway to front door, with shrubs to sides and front.

## 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)

## COUNCIL TAX BAND:

Council Tax Band - B Eastbourne Borough Council.

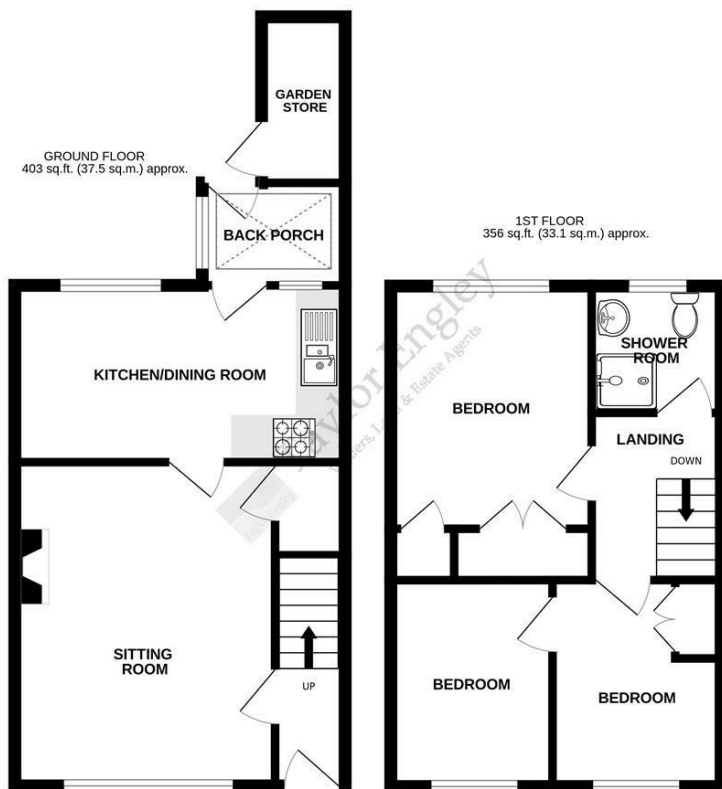
## FOR CLARIFICATION:

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.

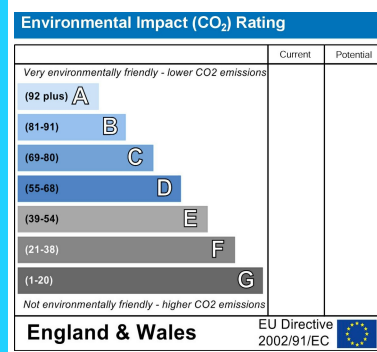
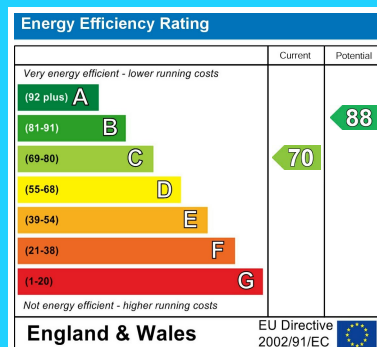
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





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.  
Made with Memopix 10/2014



**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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