

**Valuers, Land & Estate Agents**

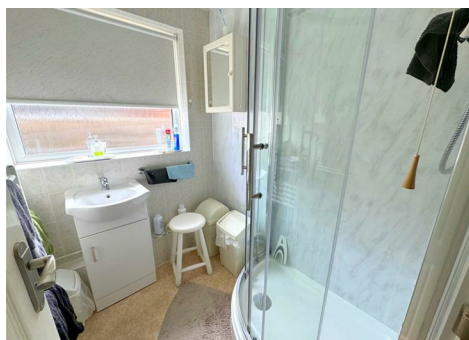
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**51 Pinewood Close, Hampden Park, Eastbourne, East Sussex, BN22 0SA**

**Price £350,000 Freehold**

**An opportunity to purchase the WELL PRESENTED TWO/THREE BEDROOMED DETACHED BUNGALOW in this popular location of Hampden Park on the outskirts of Eastbourne. The property benefits from modern kitchen and shower room, extended dining room/optional second bedroom, on site garage with attractive low maintenance gardens to rear. The property is conveniently located to close to amenities and local buses with shops available in nearby Freshwater Square and The Broadway off Lindfield Road.**





**\* ENTRANCE HALL \* LOUNGE \* EXTENDED DINING ROOM/BEDROOM THREE \* MODERN KITCHEN \* TWO FURTHER BEDROOMS \* SHOWER ROOM \* SEPARATE WC \* ON SITE GARAGE \* DRIVEWAY \* LOW MAINTENANCE LANDSCAPED GARDENS TO FRONT AND REAR \***

**Local shops may be found at Freshwater Square off Anderida Road and in Hampden Park village, whilst Eastbourne Town Centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.**





The accommodation comprises:

### **ENTRANCE HALL**

With radiator, hatch to insulated loft with retractable ladder, coved ceiling.

### **CLOAKROOM/WC**

With a low level wc, wash hand basin with, upvc window to side, half tiled walls.

### **SITTING ROOM**

16'4 x 12'7 (4.98m x 3.84m )

With upvc widows to front, television and satellite points, marble style feature fireplace with inset electric fire, radiator, coved ceiling.

### **EXTENDED DINING ROOM/ OPTIONAL BEDROOM THREE**

19'10 x 9'3 (6.05m x 2.82m )

With archway to extended sitting area, upvc windows to side and patio doors to rear providing access to rear garden

### **MODERN KITCHEN**

9'2 x 7'9 (2.79m x 2.36m)

With a modern range of matching Maple effect fronted eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl stainless steel sink unit with mixer taps. Four burner electric hob with double oven, plumbing and space for washing machine, dish washer and fridge freezer. Upvc widow and adjacent door to side.

### **BEDROOM ONE**

12'6 x 11'7 maximum (3.81m x 3.53m maximum)

Upvc windows to rear, built in mirror fronted double wardrobes, coved ceiling, radiator.

### **BEDROOM TWO**

10'10 x 9'4 (3.30m x 2.84m )

Upvc window to front, radiator.

### **SHOWER ROOM**

6'0 x 4'9 (1.83m x 1.45m )

White suite comprising corner shower cubicle with Mira Advance thermostatic shower unit over, vanity hand wash basin with monobloc mixer and cupboards below upvc obscure window to side, mostly tiled walls, extractor, heated towel rail.

### **ON SITE GARAGE**

17'0 x 7'10 (5.18m x 2.39m)

With up and over door power and light.

### **DRIVEWAY**

Driveway parking for a couple of vehicles.

### **FRONT GARDEN**

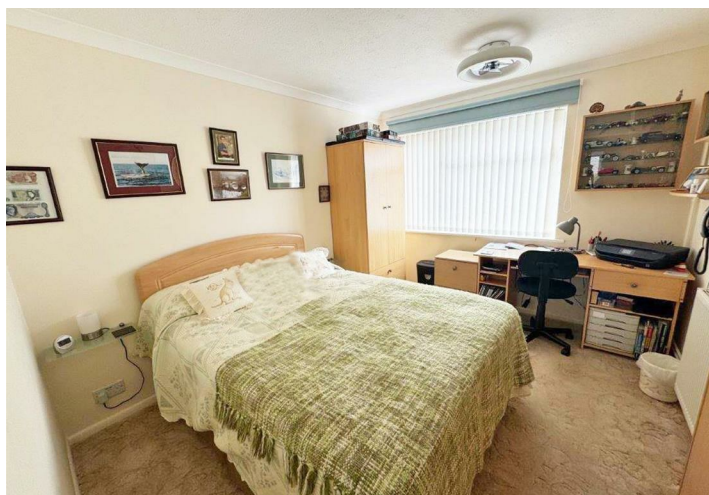
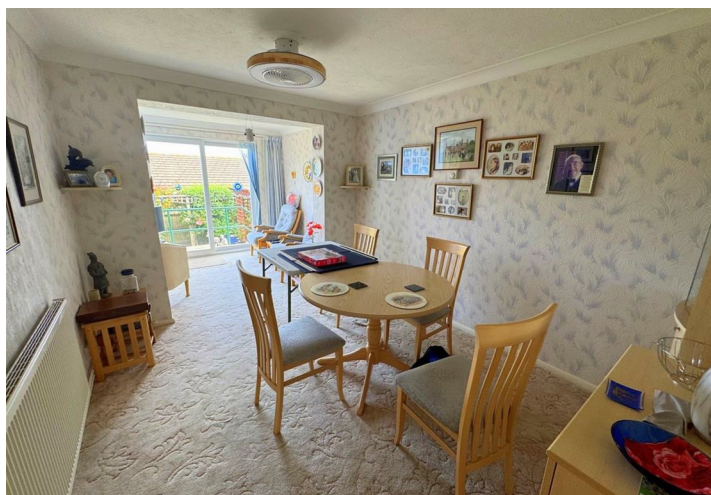
Low maintenance patio area interspersed with established shrubs with slated areas to rear

### **REAR GARDEN**

Landscaped with low maintenance gardens to rear, Gateway access to side and front which provides access to rear; outside water tap; two areas of patio with stepped access leading to artificial lawned area with flower borders; mature shrub borders to sides; close board fencing to sides and rear. Outside water tap. Timber shed and roofed pergola.

### **COUNCIL TAX BAND**

Eastbourne Borough Council Tax Band 'D'





TOTAL FLOOR AREA: 964 sq.ft. (89.5 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		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**

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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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