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est. 1978

Taylor Engley



86 Crawley Crescent, Hampden Park, Eastbourne, East Sussex, BN22 9RL
Asking Price £250,000 Freehold

An opportunity arises to acquire this, THREE BEDROOMED END OF TERRACE HOME, located in the popular Hampden Park area of Eastbourne. The property is considered to provide ideal family accommodation but now requires modernisation. Features include corner plot gardens, spacious kitchen area with AGA and off road car parking space.



The property is located in the popular Hampden Park area being within walking distance of local shopping facilities and a mainline railway station at Hampden Park, which is approximately half a mile distant. Bus services serve the local area and schools for most age groups are approximately half a mile distant. Eastbourne's town centre is approximately three and a quarter miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR HAMPDEN PARK AREA * CORNER PLOT GARDENS * SPACIOUS LIVING ROOM AND KITCHEN WITH AGA * THREE BEDROOMS * CLOAKROOM * BATHROOM * CHAIN FREE * CONVENIENT LOCATION FOR LOCAL SCHOOLS FOR MOST AGE GROUPS * HAMPDEN PARK SHOPS AND MAINLINE RAILWAY STATION APPROXIMATELY HALF A MILE DISTANT ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Gas and electric meter, consumer unit.

Cloakroom

Low level wc, tiled walls.

Living Room

18'1 max x 14'2 max (5.51m max x 4.32m max)
(18'1 max including depth of chimney breast x 14'2 max reducing to 9'7)

Double aspect room, sliding door to:

Kitchen

11'3 max x 10'11 max (3.43m max x 3.33m max)
(Maximum measurements include depth of fitted units)

Range of base units, worksurface with inset sink drainer sink unit, AGA (we are informed that the AGA connected to mains gas and provides hot water), door to rear garden.

Stairs from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

11'11 max x 11'9 (3.63m max x 3.58m)
(11'11 max including depth of chimney breast x 11'9 extending to 14'3 max into door recess)

Built-in wardrobe cupboard, airing cupboard housing, cylinder and shelving, tiled fireplace surround.

Bedroom 2

11'3 x 10'11 (3.43m x 3.33m)
Outlook towards rear garden.

Bedroom 3

10'10 x 5'10 (3.30m x 1.78m)
Double aspect room.

Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, part tiled walls.

Corner Plot Gardens

Front Garden

Laid mainly to lawn.

Rear Garden

Having lawned area and large shed/outbuilding approximately 18'5 x 7'5, outside tap.

Driveway Parking Space

Situated to the front of the property.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

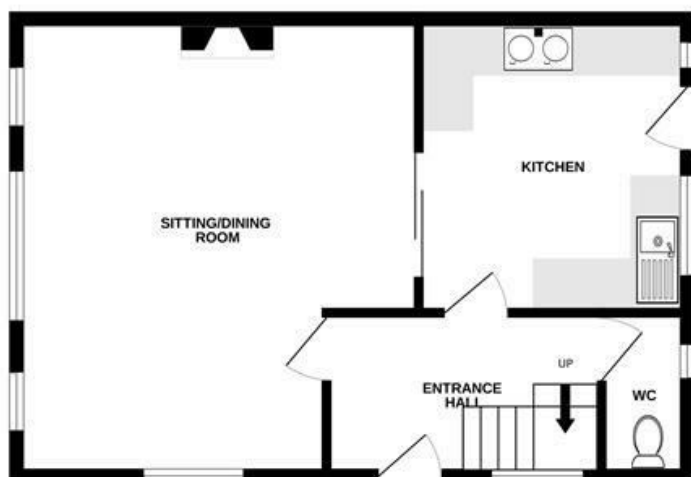
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

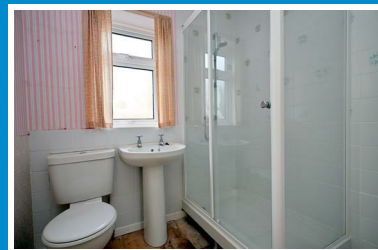
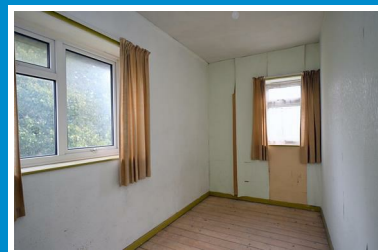


OUTBUILDING
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	78
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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