



WITHYHAM CLOSE, HAMPDEN PARK

£324,000 FREEHOLD

Accommodation: Staggered End of Terrace house, 3 Bedrooms, Lounge, Dining Room, Kitchen, Conservatory, Cloakroom, Shower Room, Front & Rear Gardens, Garage, Off Road Parking, Double Glazed Windows and Gas Central heating.

Situated in a favourable position at the South end of a small terrace of staggered homes and nestled in the corner of a residential Close this attractive home offers good size family accommodation and benefits from 16'7" x 9'6" conservatory opening onto the pleasant East facing rear garden. The front garden is also partially secluded by the detached garage located at the front of the property along with additional off road parking. The lounge 16'9" x 12'9" has double doors opening onto the dining room and the master bedroom benefits from fitted wardrobes, cupboards. Located in the Hampden Park area of Eastbourne within ½ kilometre of Hampden Park mainline railway station, bus routes and shopping facilities in Brassey Parade a viewing is essential to fully appreciate this property. Contact The Exchange Property Services today on 01323 489560 to arrange your appointment to view.

Double glazed door to:

GROUND FLOOR

Hall

Stairs to first floor, radiator, laminate flooring, coved ceiling, dado rail, built in cloaks cupboard:

Cloakroom

Double glazed window to front, low level WC, vanity unit with inset wash hand basin, tiled walls, laminate flooring, coved ceiling, heated towel rail:

Lounge

5.13m (16'9") x 3.89m (12'9") max
Feature fireplace, radiator, double glazed window to front, coved ceiling, telephone point, under stairs storage cupboard, laminate flooring:



Dining Room

3.01m (9'10") x 2.64m (8'7")

Opening onto conservatory, radiator, coved ceiling:



Conservatory

5.06m (16'7") x 2.91m (9'6")

Double glazed windows to side & rear, radiator, double glazed french doors opening onto rear garden, transparent roof:



Kitchen

3.20m (10'6") x 2.10m (6'10")

Fitted with a range of base and eye level units with laminate worktop space over, extractor hood, single bowl stainless steel inset sink with drainer, part tiled walls, laminate flooring, coved ceiling, plumbing for washing machine, integrated dishwasher, opening to conservatory:



FIRST FLOOR**Landing**

Built in cupboard, dado rail, loft access to mostly boarded loft with wall mounted gas boiler, electrical point & double-glazed Velux style window:

Bedroom 1

3.97m (13'0") x 2.95m (9'8")

Double glazed window to rear, radiator, fitted wardrobes, cupboards & bed side cabinets, coved ceiling, built in cupboard:

**Bedroom 2**

3.43m (11'3") x 3.02m (9'10") reducing to 2.67m (8'9")

Double glazed window to front, radiator, storage alcove:

**Bedroom 3**

3.06m (10'0") x 1.82m (5'11")

Double glazed window to rear, radiator, coved ceiling, laminate flooring:



Shower Room

Comprising corner shower cubicle, vanity unit with inset wash hand basin, low-level WC, double glazed window to front, heated towel rail, tiled walls, recessed spot lighting, coved ceiling:



Outside

Front Garden

Generous off-road parking, lawn, block paving:



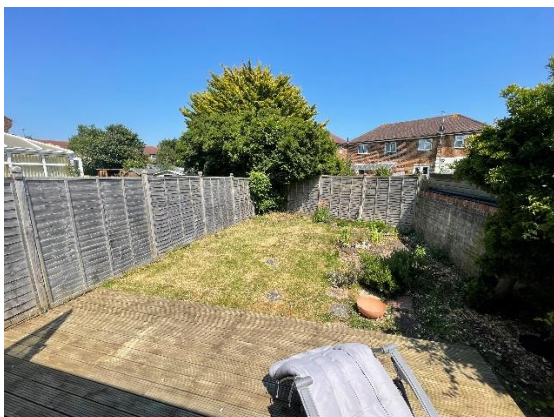
Detached Garage

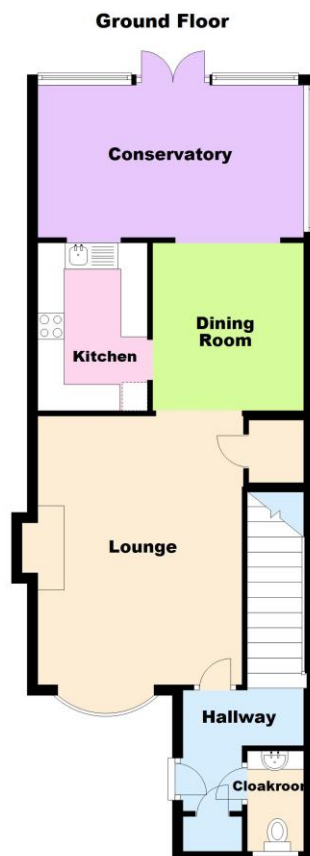
Up & Over door electric door, power points, lighting:

Rear Garden

11.42m (37'5") max x 6.21m (20'4")

Patio, decked area, lawn, fencing to one side & rear, wall to side, gated side access, outside tap, exterior light:





Energy performance certificate (EPC)

19 Withyham Close
EASTBOURNE
BN22 9ET

Energy rating

C

Valid until: 24 April 2035

Certificate number: 0719-6035-2002-0024-6106

Property type End-terrace house

Total floor area 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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