



## 59 LINDFIELD ROAD, WEST HAMPDEN PARK

**£395,000 FREEHOLD**

**Accommodation:** Semi Detached Bungalow, Porch, Hallway, Lounge, Dining Room/Bedroom Two/Three Bedrooms, Kitchen, Shower Room, Double Glazed Windows, Gas Central Heating, Rear & Side Garden, Garage, Driveway.

This beautiful bungalow located in desirable West Hampden Park offers generous and versatile accommodation throughout, depending on your needs. One of the main features being the 20'7" x 12'9" extended lounge with full width bifold doors opening onto the rear garden to enjoy during the summer. In addition to a modern fitted kitchen and shower room, this home also benefits from off road parking including, a garage and a driveway to the front and side gardens. Situated within half a kilometre of Hampden Park plus local shopping facilities at the Broadway and bus routes in Lindfield Road. A viewing is absolutely essential, so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC double glazed door patio doors to:

## GROUND FLOOR

---

### Porch

Double glazed windows to front, UPVC double glazed door with glazed panel to hallway:

### Hallway

Loft access with drop down ladder, radiator, double cloaks cupboard, airing cupboard, coved ceiling, laminate flooring:

### Lounge

6.29m (20'7") x 3.90m (12'9")

Double glazed bi fold doors opening onto rear garden patio area, double glazed window to side, laminate flooring, recessed spot lighting, radiator:





### Dining Room/Bedroom Three

4.54m (14'10") x 3.36m (11'0")

Double glazed window to lounge, radiator, coved ceiling:



### Kitchen

3.94m (12'11") x 2.78m (9'1")

Fitted with a range of base and eye level units with wooden worktop space over, extractor cooker hood, 1 & ½ bowl inset sink with drainer, plumbing for washing machine & dishwasher, integrated fridge/freezer, laminate flooring, Neff fitted electric oven with self-cleaning function, inset electric hob, wall mounted gas boiler, recessed spot lighting, UPVC double glazed door to lounge, double glazed window to side:



### Bedroom One

4.98m (16'4") into bay window x 3.36m (11'0")

Double glazed bay window to front, radiator, coved ceiling:



### Bedroom Two

3.57m (11'8") x 2.76m (9'0")

Double glazed window to front, radiator, coved ceiling:



### Shower Room

Comprising shower cubicle with wall mounted electric shower, vanity unit with inset wash hand basin, concealed cistern low-level WC, double glazed window to side, heated towel rail, tiled walls, tiled flooring:





## Outside

### Front Garden

Block paved driveway, walls to sides, shrubs:

### Garage

4.83m (15'10") x 2.86m (9'4")

Up & Over door to side driveway, door to rear garden, power points, lighting:

### Side Garden

11.70m (38'4") x 4.83m (15'10") reducing to 2.84m (9'3")

Block paved driveway, double gates opening onto front driveway, outside tap, security light, power point:



### Rear Garden

21.43m (70'4") x 13.8m (45'4")

Fencing to sides & Rear, patio, lawn, gated side access, mature shrubs, trees, shed, pond, flower beds:









# Energy performance certificate (EPC)

59, Lindfield Road  
EASTBOURNE  
BN22 0AN

Energy rating

D

Valid until:

4 March 2025

Certificate  
number:

8900-8743-1329-3727-  
7253

Property type

Semi-detached bungalow

Total floor area

68 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 D. 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		88 B
69-80	C		
55-68	D	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 WYNNDHAM 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.

#### **FOLLOW THE EXCHANGE ON SOCIAL MEDIA:**



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

# The Exchange

Property Services  
Mortgage Services  
Letting & Management Services

[www.theexchangeonline.co.uk](http://www.theexchangeonline.co.uk)

Tel: 01323 489560

Email: [info@exchangegrouponline.co.uk](mailto:info@exchangegrouponline.co.uk)