



21 ATTFIELD WALK, HAMPDEN PARK

GUIDE PRICE £250,000 TO £275,000 FREEHOLD

Accommodation: Terraced House, Porch, Lounge, Dining Room, Three Bedrooms, Kitchen, Bathroom, Double Glazed Windows, Gas Central Heating, Front & Rear Garden.

This family size home has been extended into the integral garage to gain an extra reception room which might prove to be the vital extra space you have been searching for. In addition to the Three bedrooms the property has a galley style kitchen and modern fitted bathroom. Situated in a cul-de-sac away from the main road this house is conveniently located within a mile of Hampden Park railway station and shopping facilities and bus routes close by in Wilton Avenue. Call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC double glazed door to:

GROUND FLOOR

Porch

Double glazed windows to front & side, tiled flooring, glazed panel door to lounge:

Lounge

4.55m (14'10") x 4.32m (14'2")

Double glazed window to front, coved ceiling, wall light point, feature fireplace with inset gas fire and back boiler, radiator, staircase to first floor:



Dining Room

4.94m (16'2") x 2.31m (7'6")

Double glazed window to rear, radiator, coved ceiling, UPVC double glazed door opening onto rear garden, laminate flooring:



Kitchen

4.17m (13'8") x 2.10m (6'10")

Fitted with a range of base and eye level units with laminate worktop space over, stainless steel single bowl inset sink with drainer, plumbing for washing machine, laminate flooring, cooker point, gas point, coved ceiling, UPVC double glazed door to rear garden, double glazed window to rear:



Landing

Loft access, coved ceiling:

Bedroom One

4.21m (13'9") x 2.98m (9'1")

Double glazed window to rear, radiator, fitted double wardrobes:



Bedroom Two

3.36m (11'0") x 2.56m (8'4") plus door recess

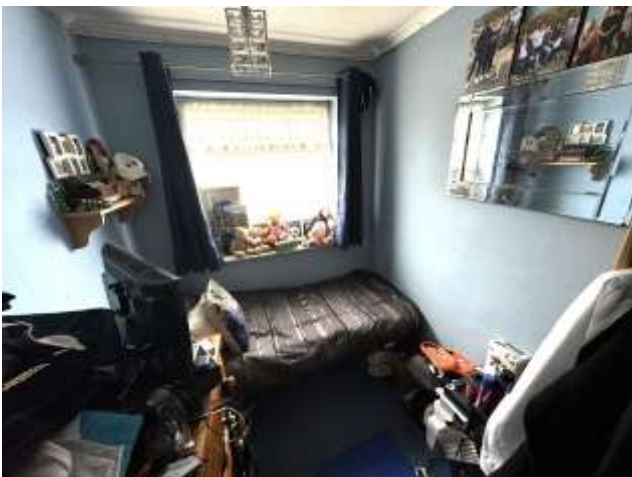
Double glazed window to front, radiator, fitted wardrobe:



Bedroom Three

2.44m (7'11") x 1.91m (6'3")

Double glazed window to front, radiator, coved ceiling:



Bathroom

Comprising panelled bath with wall mounted shower & glass shower screen, vanity unit with inset wash hand basin, concealed cistern low-level WC, double glazed window to rear, heated towel rail, tiled walls, coved ceiling:



Outside

Front Garden

Lawn:

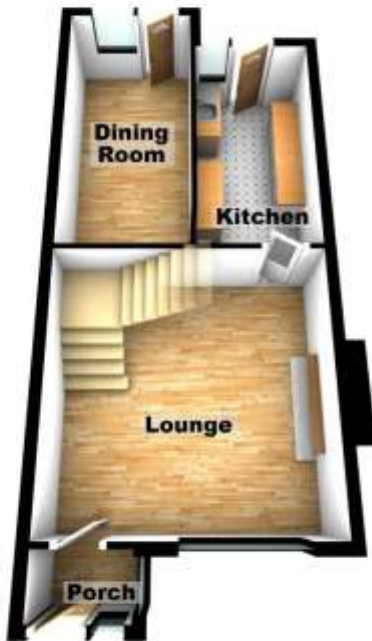
Rear Garden

7.27m (23'10") x 4.38 (14'4")

Fencing to sides & Rear, patio, gated rear access, security light:



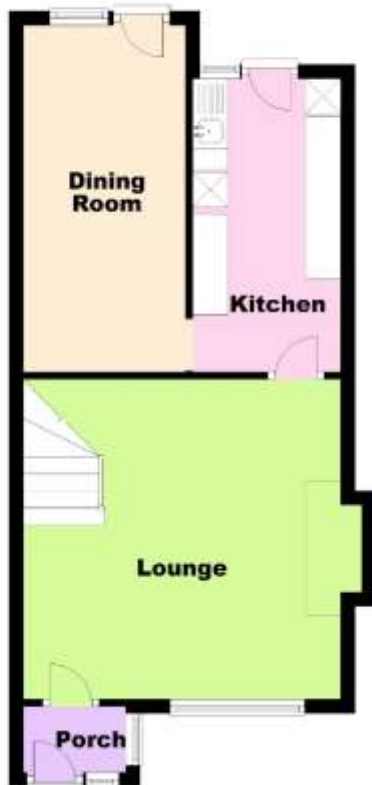
Ground Floor



First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

21 Attfield Walk EASTBOURNE BN22 9LD	Energy rating	Valid until: 20 June 2034
	D	Certificate number: 5800-4998-0022-3395-3643

Property type: Mid-terrace house

Total floor area: 80 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

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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