



71 LINDFIELD ROAD, WEST HAMPDEN PARK

£350,000 FREEHOLD

Accommodation: Detached Bungalow, Lounge, Conservatory, Three Bedrooms, Kitchen, Shower Room, Utility Lobby, Double Glazed Windows, Gas Central Heating, Front, Rear & Side Garden.

Are you struggling to find a detached home in this price range? This beautiful, detached bungalow, located in the desirable West Hampden Park area, offers generous and versatile living space throughout which could also benefit a family overlooking a small green to the front. In addition to the three bedrooms, the property has a beautiful, spacious and modern kitchen which connects to a useful utility room. Situated within half a kilometre of Hampden Park plus local shopping facilities at the Broadway and bus routes in Lindfield Road. Call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

UPVC double glazed with stain glass effect door to:

GROUND FLOOR

Hallway

Double glazed window to front, laminate flooring, cloaks cupboard, loft access, radiator:

Cloakroom

Double Glazed window to side, low level WC, wall mount hand basin radiator, part tiling to walls, laminate flooring:

Lounge

4.36m (14'3") x 3.28m (10'9")

Double glazed windows to side, coved ceiling, laminate flooring, radiator, double glazed patio doors to conservatory:



Conservatory

3.79m (12'5") x 2.89m (9'5")

Double glazed windows to sides & rear, radiator, double glazed roof, UPVC double glazed door opening onto rear garden, laminate flooring:



Kitchen

3.69m (12'1") x 2.74m (9'0")

Fitted with a range of base and eye level units with wooden worktop space over, stainless steel 1 & ½ bowl inset sink with drainer, laminate flooring, inset electric hob with extractor cooker hood, integrated dishwasher, recessed spot lighting, part tiling to walls, UPVC double glazed door to utility room, double glazed window to rear:



Utility Room:

2.68m (8'9") x 1.81m (5'11")

Double glazed windows to side, front & rear, stainless steel single bowl inset sink with drainer, laminate flooring, plumbing for a washing machine, UPVC double glazed door to rear garden.



Bedroom One

3.27m (10'8") x 2.82m (9'2")

Double glazed window to side, radiator, laminate flooring:



Bedroom Two/Dining Room

3.46m (11'4") x 3.29m (10'9")

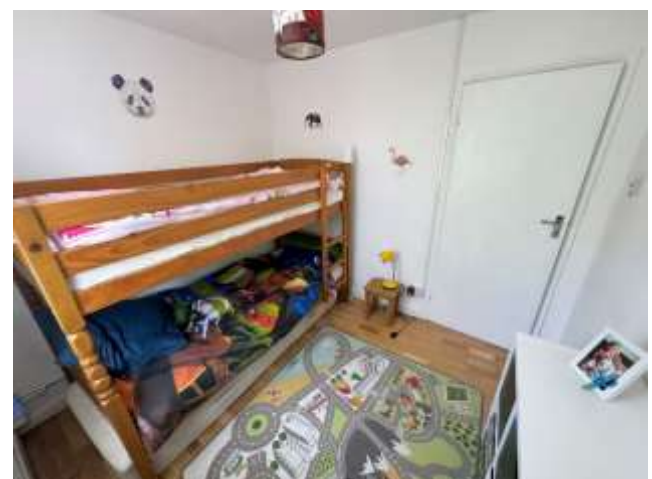
Double glazed window to front, radiator, laminate flooring:



Bedroom Three

2.77m (9'1") x 2.47m (8'1")

Double glazed window to side, radiator, laminate flooring:



Shower Room

Shower cubicle with wall mounted electric shower, vanity unit with inset wash hand basin, double glazed window to side, heated towel rail, recessed spot lighting, laminate flooring, extractor fan:



Outside

Front Garden

Patio, shrubs, gated side access, wall with gated front access:



Rear Garden

11.50m (37'8") x 13.0m (42'7") plus side area

Fencing to sides & rear, patio, lawn, gated side access, pond, shrubs, vegetable patches:



Ground Floor



Ground Floor



Energy performance certificate (EPC)

71 Lindfield Road
EASTBOURNE
BN22 0AJ

Energy rating

C

Valid until: 18 August 2031

Certificate number: 0360-2221-3080-2099-4985

Property type Detached bungalow

Total floor area 70 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		85 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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