



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£280,000



21 Tugwell Road, Eastbourne, BN22 9LH

*** GUIDE PRICE £280,000 - £290,000 ***

Being sold CHAIN FREE, this stylish and well presented terraced house in Hampden Park has three bedrooms and enjoys an open aspect across playing fields. The property features an open plan sitting room with a wood burner and the kitchen/dining room is well appointed and features some integrated appliances and has access to the rear garden. The first floor shower room/wc has a modern suite and double glazing and gas fired central heating extend throughout. The rear garden is paved to Indian sandstone patio and to the front a driveway provides off street parking. In addition, there is a useful loft space with two Velux windows in situ. The Village high street shops, local schools and mainline railway station are all within close walking distance.

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Main Features

- Stylish & Well Presented
Hampden Park Terraced
House
- 3 Bedrooms
- Open Plan Sitting Room
- Fitted Kitchen/Dining Room
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Patio Garden
- Block Paved Driveway
- CHAIN FREE

Entrance Porch

Tiled floor. Double glazed door. Frosted double glazed windows. Inner door to -

Open Plan Sitting Room

15'1 x 14'1 (4.60m x 4.29m)
Radiator. Fireplace with ornate surround, mantel above and inset wood burner.
Wood laminate flooring. Double glazed window to front aspect.

Modern Fitted Kitchen/Dining Room

16'1 x 15'2 (4.90m x 4.62m)
Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Part tiled walls. Inset four ring gas hob, 'eye' level double oven, space for fridge/freezer and plumbing & space for washing machine or dishwasher.
Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear garden.

Stairs With Glass Balustrade

Radiator. Loft access, with ladder (not inspected). New carpet on landing.

Bedroom 1

13'11 x 9'9 (4.24m x 2.97m)
New radiator. Built-in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 2

14'2 x 10'7 (4.32m x 3.23m)
New radiator. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 3

8'0 x 6'2 (2.44m x 1.88m)
New radiator. New carpet. Cupboard housing gas boiler. Exposed wood flooring. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Radiator. Frosted double glazed window.

Outside

There is a rear patio garden.

Parking

Off street parking is provided to the front.

EPC = D

Council Tax Band = C

AGENTS NOTE:

The loft is floored out and has 2 Velux windows. There is scope for conversion (subject to consents).