



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

## £259,950



### 19 Hampden Avenue, Eastbourne, BN22 9PH

Semi detached house on a sizeable plot with lawned front and a west facing rear garden, situated in a cul-de-sac setting just a few minutes walk from Hampden Park train station. Primed for anyone needing access to a mainline railway line with ease of access to London, Brighton and Gatwick. Being sold with no onward chain, potential to put in a driveway (STNPC) and comprised of an open plan ground floor with lounge and kitchen, two bedrooms and a family bathroom.

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Main Features

- Hampden Park Semi Detached House
- 2 Bedrooms
- Double Aspect Lounge/Open Plan Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Patio, Lawn & Decked Rear Garden
- Lawned Front Garden
- CHAIN FREE

Entrance

Double glazed front door to -

Entrance Hallway

Double Aspect Lounge/Open Plan Fitted Kitchen

19'7 x 11'4 (5.97m x 3.45m )  
2 radiators. Understairs cupboard. Double glazed window to front aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker. Extractor cooker hood. Extractor fan. Plumbing and space for washing machine. Understairs cupboard. 3 double glazed windows to rear & side aspects and double glazed door to garden.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

11'9 x 10'6 (3.58m x 3.20m )  
Radiator. Feature fireplace. Over stairs storage. Double glazed window to front aspect.

Bedroom 2

9'6 x 8'1 (2.90m x 2.46m )  
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed windows to rear and side aspects.

Outside

Front Garden: Laid to lawn with low level wall. Paved path to front door and gate for side access to rear garden. Potential to create driveway (subject to normal planning consent).

Rear Garden: Mainly laid to lawn with pathway to decked seating area. Patio adjoining the house. Fenced boundaries.

EPC = C

Council Tax Band = B