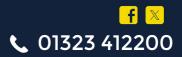


1 Reception

2 Bedroom



Freehold

£250,000



1 Bathroom

19 Hampden Avenue, Eastbourne, BN22 9PH

Guide Price £250,000-£260,000

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.

Freehold

19 Hampden Avenue, Eastbourne, BN22 9PH

£250,000

| Main Features | Entrance Double glazed front door to - |
|---------------------------------------|--|
| Hampden Park Semi | Entrance Hallway |
| Detached House | |
| • 2 Bedrooms | 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. |
| Double Aspect | |
| Lounge/Open Plan Fitted | 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. |
| Kitchen | |
| Modern Bathroom/WC | |
| Double Glazing | Stairs from Ground to First Floor Landing: |
| • Patio, Lawn & Decked Rear | Loft access (not inspected). Double glazed window to side aspect. |
| Garden | Bedroom 1 11'9 x 10'6 (3.58m x 3.20m) Radiator. Feature fireplace. Over stairs storage. Double glazed window to front aspect. |
| Lawned Front Garden | |
| CHAIN FREE | |
| | 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 |
| | |

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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 pleased 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.