

68 Lindfield Road,
Eastbourne, BN22 0AG

Freehold

£425,000



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Guide Price £425,000-
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Favourably located in the heart of West Hampden Park, this well presented detached home has three bedrooms and is set amongst delightful and secluded gardens which are well stocked with flowers and shrubs. Featuring a generous sitting/dining room that is double aspect, there is a fitted kitchen/breakfast room and both the shower room/wc and further separate wc have been refitted in recent years. A driveway to the front provides off street parking and double glazing and gas fired central heating extend throughout. Hampden Park Village High street shops and the mainline railway station are within walking distance and local schools and the lovely Park are also close by.

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Main Features

- Detached House on Corner Plot
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Modern Shower Room/WC
- Separate WC
- Landscaped Lawned Garden
- Driveway
- Gas & Central Heating Throughout

Entrance

Covered entrance with frosted double glazed door to-

Hallway

8'7 x 8'7 (2.62m x 2.62m)
Radiator. Carpet. Understairs cupboard. Frosted double glazed window.

Sitting/Dining Room

21'3 x 11'10 (6.48m x 3.61m)
Radiator. Carpet. Modern fireplace surround with mantel above and inset gas fire. Sliding double glazed doors to garden.

Kitchen/Breakfast Room

11'7 x 9'10 (3.53m x 3.00m)
Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for and including electric cooker. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Wood laminate flooring. Radiator. Double glazed window to rear aspect. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing

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

Bedroom 1

11'11' x 11'0 (3.63m x 3.35m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

11'9 x 9'9 (3.58m x 2.97m)
Radiator. Built in cupboard with hanging rail. Carpet. Double glazed window to rear aspect.

Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)
Radiator. Built in cupboard with hanging rail. Carpet. Double glazed window to front aspect.

Refitted Modern Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Tiled floor. Tiled walls. Linen cupboard. Frosted double glazed window.

Separate WC

Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap and vanity unit below. Tiled floor. Tiled walls. Frosted double glazed window.

Outside

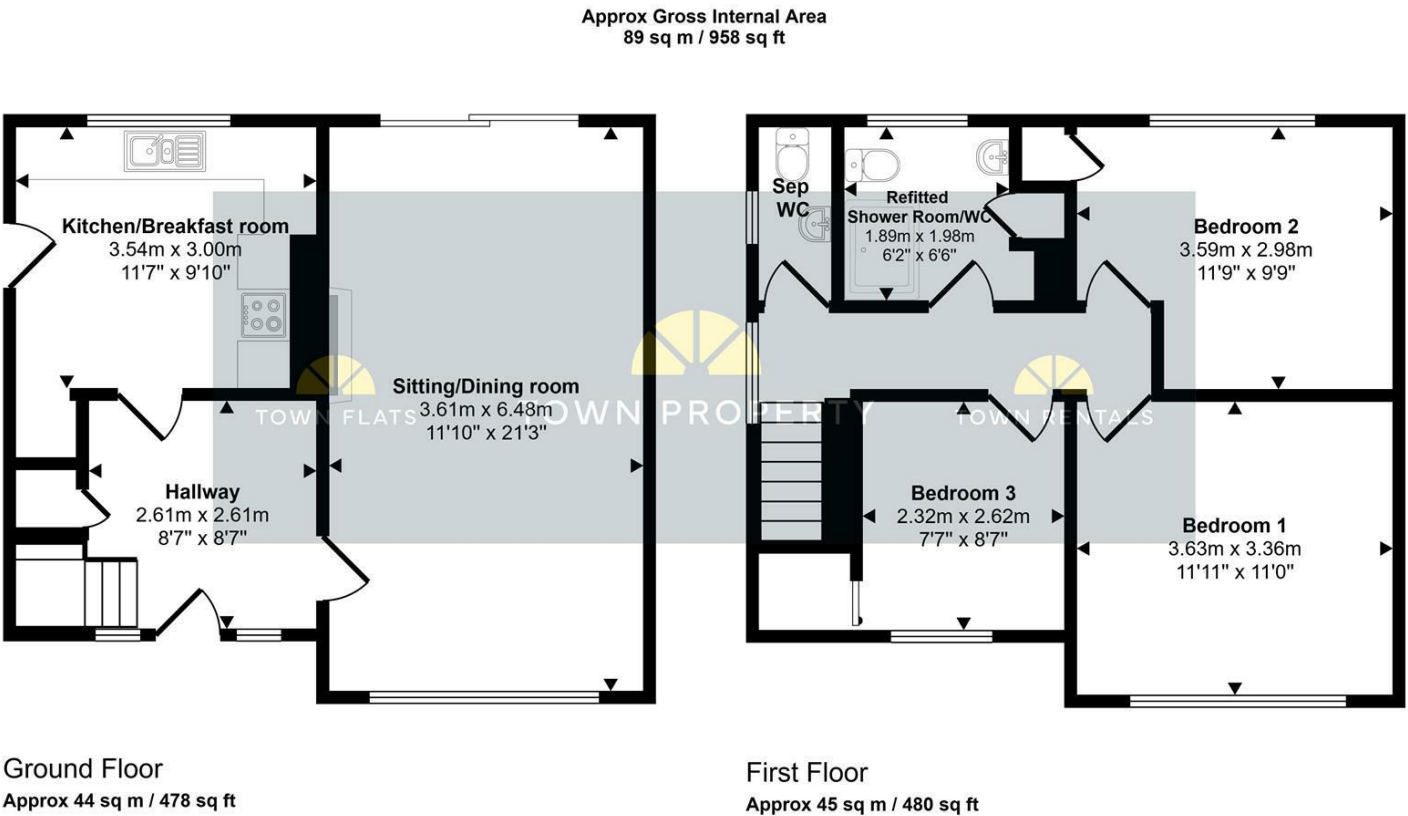
The stunning rear gardens are the notable feature of this property being laid to lawn with borders stocked with flowers and shrubs. There is space to the side with a shed and greenhouse and gated side access.

Parking

A driveway provides off street parking.

COUNCIL TAX BAND = D

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.