



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£290,000



28 Pulborough Avenue, Eastbourne, BN22 9QU

Being sold CHAIN FREE, this terraced house in West Hampden Park has three bedrooms, off street parking and a South Westerly facing rear garden. There is a spacious sitting room, a kitchen/breakfast room and a bathroom/wc all included whilst double glazing and gas fired central heating and radiators extend throughout. Hampden Park Village shops, the mainline railway station and nearby schools are all within close walking distance and the David Lloyd sports centre and the delightful Park are also easily accessible.

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Main Features

- Terraced House
- 3 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom/WC
- South Westerly Facing Lawned Rear Garden
- Driveway
- Gas Central Heating & Double Glazing Throughout
- CHAIN FREE

Entrance
Frosted double glazed door to-

Porch
Wood laminate flooring. Inner double glazed door to-

Hallway
Radiator. Meter cupboard.

Sitting Room
13'7 x 11'7 (4.14m x 3.53m)
Radiator. Carpet. Fireplace recess and gas point. Double glazed window to front aspect.

Kitchen/Breakfast Room
15'1 x 10'3 (4.60m x 3.12m)
Range of units comprising of bowl and a half sink unit and mixer tap with surrounding worksurfaces and upstands with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Range of wall mounted units. Space for American style fridge freezer. Space and plumbing for washing machine. Understairs cupboard. Radiator. Double glazed window and door to rear. Double glazed double doors to rear aspect.

Stairs from Ground to First Floor Landing
Radiator. Store cupboard. Access to loft (not inspected). Double glazed window to rear aspect.

Bedroom 1
11'9 x 11'6 (3.58m x 3.51m)
Radiator. Wall mounted gas boiler. Double glazed window to front aspect.

Bedroom 2
11'7 x 9'3 (3.53m x 2.82m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 3
10'6 x 8'4 (3.20m x 2.54m)
Radiator. Carpet. Built in cupboard. Double glazed window to rear aspect.

Bathroom/WC
Panelled corner bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Outside
There is a South Westerly facing lawned rear garden approximately 60' in length which has gated side access.

Outbuilding
There is a brick built outbuilding, half is currently used as a utility room with space and plumbing for washing machine, space for tumble dryer and low level WC. The other half is used as a storage area.

Parking
To the front is a driveway which provides invaluable off street parking.

COUNCIL TAX BAND = B

EPC = D