Freehold





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

#### **Entrance**

Frosted double glazed door to-

· Terraced House

3 Bedrooms

Wood laminate flooring. Inner double glazed door to-

Sitting Room

Hallway

Radiator. Meter cupboard.

Kitchen/Breakfast Room

**Sitting Room** 

13'7 x 11'7 (4.14m x 3.53m)

Bathroom/WC

Rear Garden

Radiator. Carpet. Fireplace recess and gas point. Double glazed window to front aspect.

· South Westerly Facing Lawned

Kitchen/Breakfast Room

15'1 x 10'3 (4.60m x 3.12m)

Driveway

· Gas Central Heating & Double **Glazing Throughout** 

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.

CHAIN FREE

### 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

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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.