



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£259,950



72 Attfield Walk, Eastbourne, BN22 9LF

Being sold CHAIN FREE, this extended terraced house in Hampden Park, is well presented and arranged with two double bedrooms. There is a sizeable sitting room and a fitted kitchen/dining room with a bathroom/wc is also included. The property has double glazing and gas fired central heating and radiators throughout, the property boasts a new boiler and a ground floor cloakroom. Hampden Park Village high street shops, schools and the mainline railway station are also within close walking distance.

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Main Features

- Extended Terraced House
- 2 Double Bedrooms
- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Bathroom/WC
- Secluded Lawned & Patio Garden
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Porch

Inner door to-

Sitting Room

13'11 x 13'5 (4.24m x 4.09m)

Radiator. Fireplace with surround and space for gas/electric fire. Carpet. Double glazed window to front aspect.

Kitchen/Dining Room

13'9 x 11'10 (4.19m x 3.61m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric double oven under. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed window to rear aspect. Double glazed double doors to rear garden.

Cloakroom

Low level WC (saniflow system). Wall mounted wash hand basin.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected) housing gas boiler.

Bedroom 1

13'9 x 9'9 (4.19m x 2.97m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 2

12'0 8'8 (3.66m 2.64m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled shower bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a secluded lawned and patio rear garden with planted borders and a gate.

Council Tax Band = B

EPC = C