



Freehold



## £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	Entrance Frosted double glazed door to-
<ul> <li>Extended Terraced House</li> </ul>	Entrance Porch Inner door to-
2 Double Bedrooms	
Entrance Porch	Sitting Room 13'11 x 13'5 (4.24m x 4.09m)
Sitting Room	Radiator. Fireplace with surround and space for gas/electric fire. Carpet. Double glazed window to front aspect.
<ul> <li>Kitchen/Dining Room</li> </ul>	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	
Bathroom/WC	
<ul> <li>Secluded Lawned &amp; Patio</li> <li>Garden</li> </ul>	
CHAIN FREE	<b>Cloakroom</b> 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.
	Outeide

Outside

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

Council Tax Band = B

EPC = C

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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 (sec) 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.