



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

Guide Price
£265,000 - £275,000



28 Percival Road, Eastbourne, BN22 9JL

*** Guide Price £265,000-£275,000*** Three bedroom semi detached home offering generous accommodation and excellent potential. The property benefits from a double driveway to the front and features a bright dual aspect double reception room, providing spacious and versatile living and dining areas. With gas central heating and double glazing already in place, the house would benefit from general improvements throughout, creating a fantastic opportunity to enhance and modernise. Being offered chain free, it presents a straightforward purchase for the next owner. To the rear is a particularly impressive, large lawned garden with a newly laid patio area adjoining the house – ideal for outdoor dining and entertaining. Situated in Hampden Park, the property is perfectly positioned for Hampden Park railway station, along with a range of local amenities and excellent transport links.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Understairs cupboard.

Lounge

12'1 x 10'6 (3.68m x 3.20m)

Radiator. Double glazed window to front aspect.

Dining Room

12'5 x 10'10 (3.78m x 3.30m)

Radiator. Double glazed patio doors to garden.

Kitchen

8'10 x 7'5 (2.69m x 2.26m)

Fitted range of wall and base units, surrounding worktop with inset sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing

Double glazed window to side aspect.

Bedroom 1

11'5 x 8'5 (3.48m x 2.57m)

Radiator. Built in wardrobes. Double glazed window to rear aspect.

Bedroom 2

11'6 x 9'6 (3.51m x 2.90m)

Radiator. Double glazed window to front aspect.

Bedroom 3

8'8 x 7'9 (2.64m x 2.36m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Two double glazed windows.

Outside

The rear garden has fenced boundaries and is laid to lawn with an area of patio adjoining the house.

Parking

A driveway at the front of the property provides off road parking for two vehicles.

EPC = D

COUNCIL TAX BAND = B

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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.