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Taylor Engley









22 Dene Drive, West Hampden Park, Eastbourne, East Sussex, BN22 0EX
Guide Price £365,000 Freehold

PRICE RANGE £375,000 - £395,000 Taylor Engley are delighted to offer to the market this pleasant TWO BEDROOMED DETACHED BUNGALOW situated in the sought after West Hampden Park area of Eastbourne. Available Chain Free - the bungalow offers accommodation comprising entrance hall, living/dining room, kitchen/breakfast room, two double bedrooms, bathroom, separate wc and a full width conservatory situated to the rear. Gardens are situated to the front and rear whilst a garage with off road parking for three to four vehicles is situated alongside the property. EPC = D



Local shopping facilities are available on nearby Lindfield Road as well as at Freshwater Square in Willingdon. Eastbourne town centre with its mainline railway station and comprehensive shopping facilities is situated approximately three miles distant. There are also mainline railway station at Hampden Park, which is approximately one mile distant.

*** ENTRANCE HALL * LIVING/DINING ROOM * KITCHEN/BREAKFAST ROOM * TWO DOUBLE BEDROOMS * BATHROOM * SEPARATE WC * CONSERVATORY * MATURE GARDENS TO FRONT AND REAR * GARAGE * OFF ROAD PARKING * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, fuses, airing cupboard, cloaks cupboard.

Living/Dining Room
17' x 12'8 (5.18m x 3.86m)
(Maximum measurements)

Radiator, electric fire in surround, door opening to conservatory.

Conservatory
24'1 x 5'8 (7.34m x 1.73m)
Being upvc and brick construction, also accessible from the kitchen and enjoys views over the garden.

Kitchen/Dining Room
12'1 x 10'7 (3.68m x 3.23m)
Accessible from both the entrance hall and conservatory. Having a selection of eye and base level units with work surface, stainless steel sink unit, integrated oven, gas hob, extractor fan over, space for washing machine and fridge freezer, cupboard housing Ideal boiler, radiator, space for breakfast table, part tiled walls, window to side.

Bedroom 1
13' x 11' (3.96m x 3.35m)
Radiator, window to front.

Bedroom 2
11'1 x 9' (3.38m x 2.74m)
Radiator, window to front.

Bathroom
White suite comprising bath with mixer tap, wash hand basin, part tiled walls, heated towel rail, window to side.

Separate Wc
Low level wc, radiator, window to side.

Outside

Rear Garden
Having steps from conservatory to patio then predominantly laid to lawn with border with a selection of mature shrubs and plants.

Garage
15'9 x 8'4 (4.80m x 2.54m)
Having up and over door, power and lighting.

Off Road Parking
Situated in front of the garage for three to four cars.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk





Dene Drive, Eastbourne, BN22

Approximate Area = 1034 sq ft / 96 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

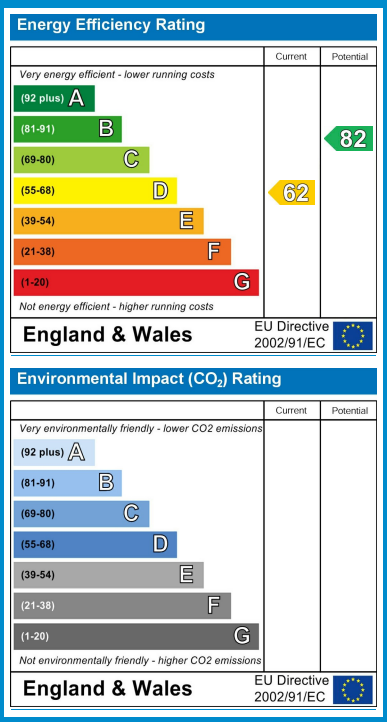
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Taylor Engley Limited. REF: 831811











We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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