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Taylor Engley



143 Percival Road, Eastbourne, East Sussex, BN22 9JS

Asking Price £325,000 Freehold

****** CHAIN FREE **** An opportunity arises to acquire this TWO BEDROOMED DETACHED BUNGALOW, located in the popular Hampden Park area of Eastbourne. The property is offered with the benefit of gas fired central heating and double glazing. Features include a spacious kitchen, driveway parking for approximately three cars, a garage, and the rear garden extends to approximately 85' in depth.**



The property is located in the popular Hampden Park area of Eastbourne. Bus services serve the local area and local shops and a mainline railway station is approximately half a mile distant. Eastbourne town centre which offers a comprehensive range of shopping facilities is approximately four miles distant.

*** POPULAR HAMPDEN PARK AREA * TWO BEDROOMS * LIVING ROOM * SPACIOUS KITCHEN * GARAGE * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * REAR GARDEN APPROXIMATELY 85' IN DEPTH * CHAIN FREE ***



The accommodation

Comprises:

Sliding door opening to front door opening to:

Entrance Hall

Radiator, airing cupboard housing cylinder, central heating thermostat, central heating programmer, loft hatch to roof space with fitted loft ladder.

Living Room

13'10 x 11'3 max (4.22m x 3.43m max)
(11'3 max including depth of chimney breast)
Radiator, fireplace recess (not open), outlook to front.

Kitchen

10'6 max x 10' max (3.20m max x 3.05m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset double drainer stainless steel sink unit, wall mounted cupboard housing Worcester gas fired boiler, space and plumbing for washing machine, space and plumbing for dishwasher, built-in cupboard with shelving, outlook to front and door to side.

Bedroom 1

12'5 x 8'10 (3.78m x 2.69m)
(12'5 to cupboard front)
Radiator, full height and full width fitted wardrobe cupboards with sliding doors, outlook to rear.

Bedroom 2

11'10 x 10' (3.61m x 3.05m)
Radiator, patio door opening to:

Conservatory

10'2 x 7'8 (3.10m x 2.34m)
Timber framed, radiator, light and power, door to rear garden.

Shower Room

Spacious shower cubicle with fitted seat and grab

handles, shower panel boarding, wall mounted wash hand basin, chrome effected heated towel rail, window to side.

Separate WC

Low level wc, radiator, window to side.

Garage

15'9 max x 8' max (4.80m max x 2.44m max)
(maximum measurements include depth of internal pillars, structures and fittings)
Up and over door to front, light and power.

Driveway Parking

For approximately three cars.

Rear Garden

Considered to be a feature of the property extending to approximately 85' in depth, patio area to immediate rear, lawned area with mature tree, borders with established shrubs. Towards the far end of the garden there is a paved area with ornamental pond, shed and greenhouse in need of repair.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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 ENGLELY.



GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.