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est. 1978
Taylor Engley









29 Henfield Road, Eastbourne, East Sussex, BN22 9RJ
Asking Price £235,000 Freehold

A three bedroomed terraced house, ideally situated in the popular Hampden Park area of Eastbourne. Offered to the market chain free, the property represents an excellent opportunity for first-time buyers, families or those seeking a well-located home with convenient access to local amenities and transport links. The accommodation provides well-proportioned living space, comprising a spacious kitchen/dining room and a separate sitting room. The property further benefits from three bedrooms, making it particularly well suited to family occupation. Additional benefits include gas-fired central heating and double glazing. EPC=D.



Henfield Road is situated within the popular and established Hampden Park area of Eastbourne, offering excellent everyday convenience with a good range of local amenities close at hand. The nearby Hampden Park shopping area is approximately one mile distant and provides a variety of shops, convenience stores, takeaways and a mainline railway station, with larger supermarkets also readily accessible. The area is particularly well suited to families, with a number of schools within the surrounding neighbourhood, including primary schools and The Eastbourne Academy. For recreation, the extensive Hampden Park is nearby, providing attractive open space, woodland, a lake and children's play areas. Bus services serve the local area and Eastbourne town centre is approximately four miles distant.

*** SPACIOUS MID TERRACED HOME * POPULAR HAMPDEN PARK LOCATION * SITTING ROOM * KITCHEN/DINING ROOM * THREE BEDROOMS * SHOWER ROOM * CHAIN FREE * GAS FIRED CENTRAL EATING * DOUBLE GLAZING * CLOSE TO SCHOOLS FOR MOST AGE GROUPS AND LOCAL SHOPS ***





The accommodation
Comprises:

Front door opening to:

Entrance Porch

Hall
Radiator, built-in double cupboard housing electric meter, gas meter, and consumer unit.

Sitting Room
13'8 x 12' (4.17m x 3.66m)
Tiled fireplace surround, radiator, outlook to front.

Kitchen/Dining Room
15'2 max x 10'8 max (4.62m max x 3.25m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worksurface with tiled splash back and inset single drainer stainless steel sink unit, space and plumbing for washing machine, electric oven, with cupboard above and below, gas hob with extractor fan over, radiator, wall mounted cupboard housing Viessman gas fired boiler, central heating programmer, under stairs cupboard with shelving, door to rear garden

Stairs rising from hall to:

First Floor Landing
Radiator, built-in cupboard with shelving, central heating thermostat, loft hatch to roof space.

Bedroom 1
12' x 11'8 max (3.66m x 3.56m max)
(11'8 max reducing to 10'6 x 12' plus door recess).
Radiator, outlook to front.

Bedroom 2
12' x 9'6 (3.66m x 2.90m)
(12' plus door recess).
Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 3
10'7 max x 8'5 (3.23m max x 2.57m)
(10'7 max into recess)
Radiator, airing cupboard housing cylinder, outlook to rear.

Shower Room
Shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, window to rear.

Front Garden
Laid mainly to lawn.

Rear Garden
Decking area, lawned area, some shrubs, green house, out side tap, garden store, outside wc. Gate opening to shared covered sideway.

COUNCIL TAX BAND:
Council Tax Band - 'B' 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 ENGLEY.





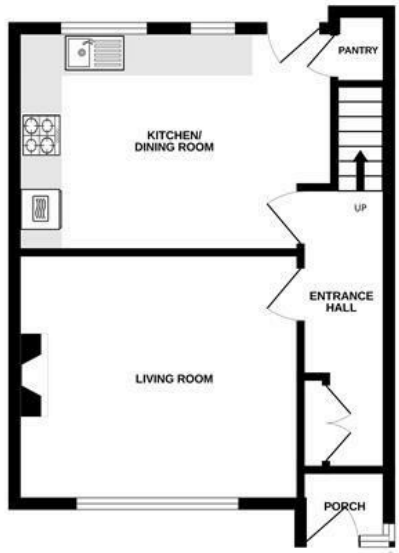




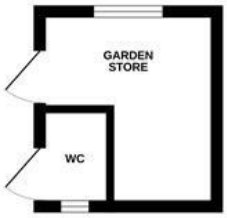




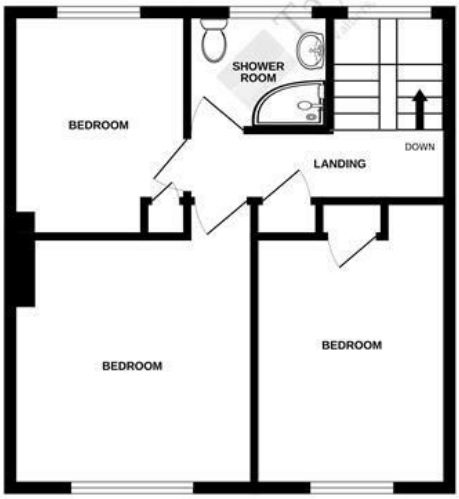
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



OUTBUILDING
79 sq.ft. (7.4 sq.m.) approx.



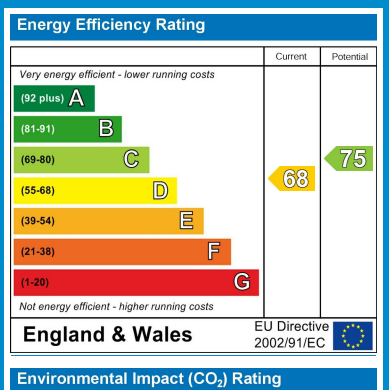
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

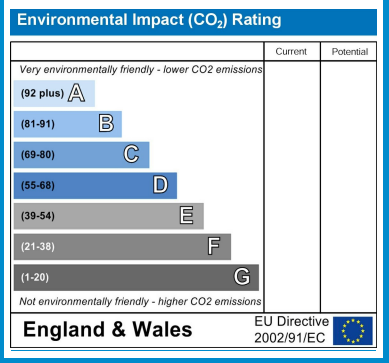


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TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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

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