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Taylor Engley



32 Winkney Road, Hampden Park, Eastbourne, BN22 9LL

Price Guide £249,950 Freehold

*** CHAIN FREE * A three bedroom end of terrace house, benefiting from a spacious living room, double glazed conservatory and a modern fitted kitchen and bathroom. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**



The property is conveniently located being within close proximity to local shops, train station and amenities in nearby Hampden Park village with schools for most age groups within close proximity whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE PORCH * HALL * KITCHEN * LIVING ROOM * CONSERVATORY * THREE BEDROOMS
* BATHROOM * GARDEN ***



ENTRANCE PORCH

7'2 x 4'7 (2.18m x 1.40m)

Built-in cupboard, door to:

ENTRANCE HALL

Wood laminate flooring, radiator.

KITCHEN

10'2 x 8'7 (3.10m x 2.62m)

Fitted with a range of white fronted cupboards and drawers, built-in electric oven and hob with extractor hood over, space for washing machine and dishwasher, space for fridge freezer, one and a half bowl sink unit, worksurfaces, double glazed window with outlook to front, wall mounted Glow-Worm gas boiler.

LIVING ROOM

17'8 x 14'11 max (5.38m x 4.55m max)

Wood laminate flooring, radiator, understairs storage cupboard, fireplace with electric fire, patio door to:

UPVC CONSERVATORY

10'9 x 8'1 (3.28m x 2.46m)

Wood laminate flooring, fitted blinds, doors to the rear garden.

From the entrance hall, stairs rise to the first floor landing. Hatch to loft space.

BEDROOM ONE

15'5 x 8'9 (4.70m x 2.67m)

Double glazed window with outlook to front, radiator, airing cupboard housing hot water cylinder and a range of cupboards.

BEDROOM TWO

12'7 x 8'8 (3.84m x 2.64m)

Double glazed window with outlook to rear, radiator.

BEDROOM THREE

8'11 x 5'11 (2.72m x 1.80m)

Radiator, double glazed window with outlook to rear.

BATHROOM

White suite comprising an 'L' shaped bath with Mira shower over, low level WC, washbasin with cupboards below, heated towel rail, double glazed window to front.

GARDEN

Low maintenance rear garden with patio areas, well stocked flower beds, gates to side and rear, timber shed and plastic storage unit.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band B.

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.

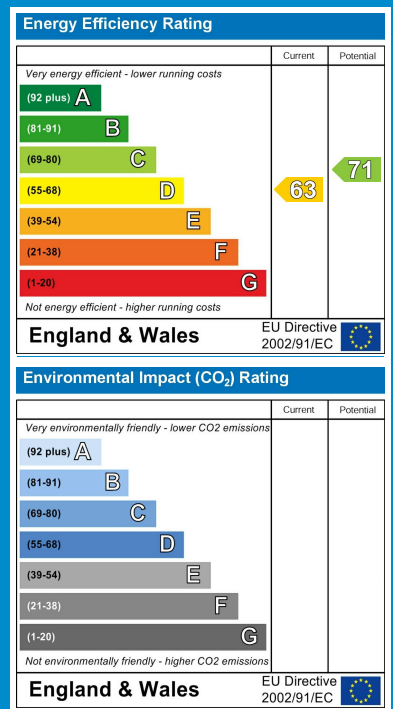




TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

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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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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