



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £239,950



### 21 Attfield Walk, Eastbourne, BN22 9LD

A fantastic opportunity to acquire this three bedroom mid terrace home, ideally situated in the highly sought after Hampden Park area. Conveniently located within close proximity of the mainline railway station, highly regarded schools, local shops and a wide range of everyday amenities, this property is perfectly positioned for modern family living. Offering excellent potential throughout, this home presents an ideal opportunity for first time buyers, downsizers or investors looking to add value. Requiring some modernisation, the property provides the perfect blank canvas for purchasers wishing to put their own stamp on a home and create a property tailored to their own tastes and requirements. Early viewing is highly recommended to appreciate the potential on offer.

21 Attfield Walk,  
Eastbourne, BN22 9LD

£239,950

## Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen
- Dining Room
- Bathroom/WC
- Decked Rear Garden
- Double Glazing & Gas Central Heating Throughout

## Entrance

Double glazed front door to-

## Porch

Double glazed window. Inner door to-

## Lounge

15'1 x 14'1 (4.60m x 4.29m)

Radiator. Feature fireplace. Stairs to first floor. Double glazed window to front aspect. Door to-

## Kitchen

13'8 x 6'11 (4.17m x 2.11m)

Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space and plumbing for appliances. Double glazed window to rear aspect. Double glazed door to garden.

## Dining Room

16'4 x 7'9 (4.98m x 2.36m)

Radiator. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

11'11 x 9'8 (3.63m x 2.95m)

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

## Bedroom 2

10'11 x 8'5 (3.33m x 2.57m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

## Bedroom 3

8'0 x 6'3 (2.44m x 1.91m)

Radiator. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Frosted double glazed window.

## Outside

The rear garden is laid to decking.

**COUNCIL TAX BAND = B**

**EPC = D**