



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £250,000 - £270,000



3 Bedroom



1 Reception



1 Bathroom



## 57 Wilton Avenue, Eastbourne, BN22 9HT

\*\*\* GUIDE PRICE £250,000 - £270,000 \*\*\*

This well presented three bedroom end of terrace home is ideally situated in the sought after residential area of Hampden Park. Set back from the road by a generously sized lawned front garden, the property offers a welcoming sense of space and privacy. Inside, a large lounge with a separate dining area provides the perfect setting for family living and entertaining with patio doors opening directly onto a sunny, enclosed rear garden - ideal for outdoor dining and relaxation. Recent upgrades include a new roof and a new boiler, both installed in 2022, offering peace of mind and energy efficiency. Located close to well regarded local schools, Hampden Park railway station and the park itself, this home combines comfort, convenience and a strong community feel - making it an excellent choice for families and commuters alike.



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### Main Features

- End of Terrace House
- 3 Bedrooms
- Kitchen
- Lounge/Dining Room
- Bathroom/WC
- Lawn & Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links
- New Roof & Boiler in 2022

### Entrance

Double glazed front door to-

### Porch

Double glazed windows. Inner door to-

### Hallway

Radiator. Stairs to first floor.

### Kitchen

8'4 x 7'4 (2.54m x 2.24m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker and fridge freezer. Space and plumbing for washing machine and dishwasher. Gas boiler. Part tiled walls. Double glazed window to front aspect.

### Lounge

15'11 x 15'2 (4.85m x 4.62m)

Radiator. Understairs cupboard. Double glazed patio doors to garden.

### Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected).

### Bedroom 1

12'6 x 8'10 (3.81m x 2.69m)

Carpet. Radiator. Double glazed window to front aspect.

### Bedroom 2

10'10 x 7'3 (3.30m x 2.21m)

Carpet. Radiator. Double glazed window to rear aspect.

### Bedroom 3

8'1 x 7'7 (2.46m x 2.31m)

Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden has fenced boundaries and there is a gate for side access.

**Council Tax Band = B**

**EPC = D**