



A three bedroom home with character and space situated in close proximity to Hampden Park train station and all additional local amenities. This home has an abundance of character, which the current owner has really brought out in her enjoyment of the home, but is now ready for a change of pace and as such we are delighted to bring the property to the market for her. Three bedrooms and wonderful reception, kitchen and garden space are the main features of this home. Further benefits include double glazing and gas central heating throughout, together with a neutral decor enhancing the overall presentation of the property. The accommodation on the ground floor comprises of the two reception rooms having been opened up to create adjoining rooms, but with distinct uses having comfortable sitting room at the front with the cosy fireplace, and a spacious dining room at the back conveniently situated adjacent to the modern and well equipped kitchen. The kitchen has side access onto the decked area of the garden, perfect for entertaining with the remainder of the area being laid to lawn and having a large wooden shed. Upstairs are three good sized bedrooms, and the modern bathroom. Hampden Park is highly sought after as a residential area due to its easy access to the mainline train station, road links and shopping facilities. Public transport via the train line and bus routes and well represented from this location and schools and colleges all in easy reach.



**Guide Price £280,000-£290,000**  
**Tenure Freehold | Council Tax Band- B**



14 Hampden Avenue, Eastbourne, BN22 9PH



**Entrance Hall-** Double glazed door to front. Stripped wooden flooring. Radiator. Dado rail. Coving. Stairs leading to first floor with understairs cupboard.

**Kitchen** - 5.79m x 1.65m (19'0" x 5'5")- Double aspect room with double glazed window to rear and double glazed door and window to side. Vinyl flooring and partially tiled walls. Radiator. Inset spotlights. Fully fitted with a range of modern wall and base units with space and plumbing for washing machine, fridge/freezer and tumble dryer. Built in electric oven with fitted cooker hood. Work surfaces with inset one and a half bowl stainless steel sink and drainer unit and 4 burner electric hob.

**Lounge** - 3.33m x 3.12m (10'11" x 10'3")- Double glazed bay window to front. Electric fireplace. Radiator. Coving. Carpet flooring.

**Dining Room** - 3.3m x 3.12m (10'10" x 10'3")- Double glazed window to rear. Built in cupboard housing boiler. Carpet flooring. Coving. Radiator.

**First Floor Landing-** Loft access, which is boarded. Radiator.

**Bedroom One** - 3.33m x 3.23m (10'11" x 10'7")- Double glazed window to rear. Radiator.

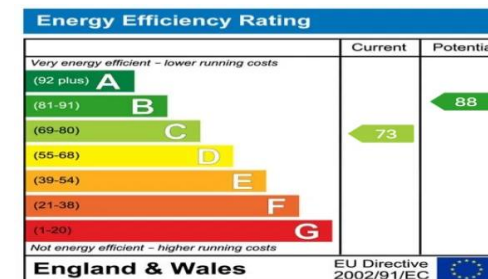
**Bedroom Two** - 3.35m x 3.05m (11'0" x 10'0")- Double glazed window to front. Radiator.

**Bedroom Three** - 2.26m x 2.13m (7'5" x 7'0")- Double glazed window to front. Radiator. Fitted storage, shelving and hanging rail.

**Bathroom-** Double glazed opaque window to rear. Inset spotlights. Chrome towel rail. Extractor fan. Tiled flooring and fully tiled walls. Modern suite comprising of bath with mixer taps and shower attachment, wash hand basin set within vanity unit and W.C.

**Rear Garden-** Mainly laid to lawn with decking area. Mature shrubs and trees. Fencing surrounds. Cabin/shed with power and light and double glazed French doors and window.

**Front Garden-** Low level wall. Gated, with pathway leading to front.



#### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



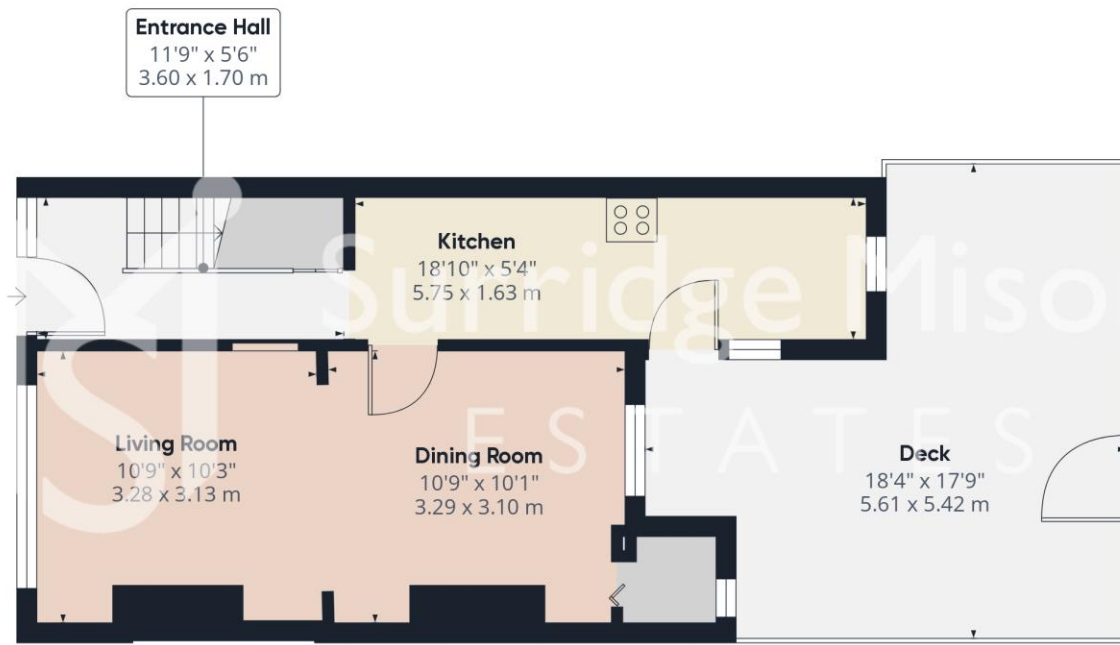
01323 460617

[info@surridgemison.com](mailto:info@surridgemison.com)

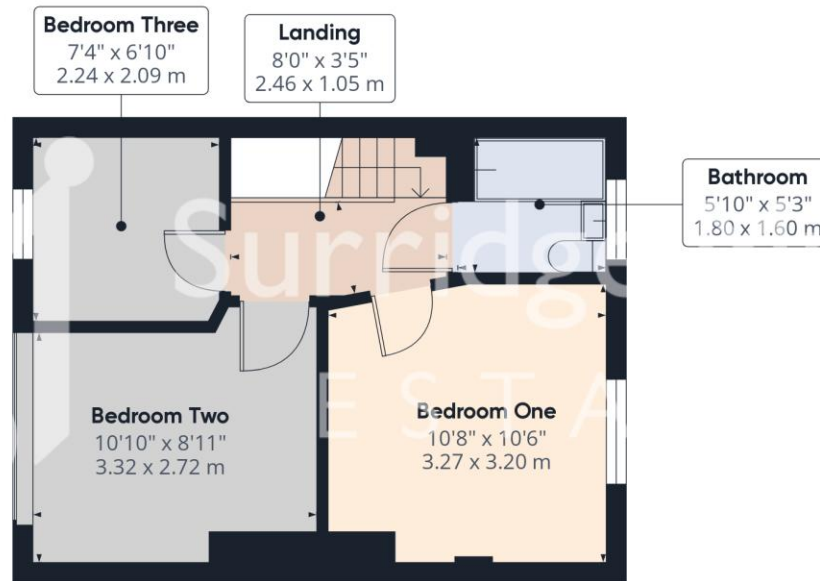
[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

710.2 ft<sup>2</sup>

65.98 m<sup>2</sup>

**Balconies and terraces**

245.42 ft<sup>2</sup>

22.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

