



This older style 1930's built three bedroom semi-detached home situated in West Hampden Park has been extremely well maintained by the current owner and is light, bright and spacious with a truly stunning garden space. The character and features of a home of this age remain on display, with the curved bay windows and fireplaces, but have been updated for modern living standards to include UPVC double glazing throughout and gas central heating. Internal doors have been replaced with an Oak choice giving the modern feel so many are now looking for. What makes this home even more attractive is the scope for further extension, reconfiguration and further improvements. The accommodation on offer comprises of spacious entrance hallway and ground floor cloakroom. The home retains two great size reception rooms, the bay fronted living room with working open fireplace, and the large dining room with French doors to the rear patio and looking out onto the garden. There is also a well equipped kitchen with side access. Upstairs are the three bedrooms, and modern bathroom. The gardens are of course a real feature of this home. They extend to the rear to approx. 200ft with a mainly laid to lawn, planted border and mature trees and shrubs. The paved patio area allows for side access, with a personal door to the garage which has a new door to the front and power and light. There is ample space to the front of the property for the current off road parking to be extended if required, whilst currently allowing for two vehicles in front of the garage. Located in Freeman Avenue and a short walk to Hampden Park train station with its excellent links into Eastbourne, London and Gatwick. The property is perfectly positioned within close proximity to Hampden Park Recreational Grounds with its delightful walks, playing fields and Lakeside Tea Chalet. Hampden Park has to offer a variety of shops, schools, bus routes and road links.

£400,000

Tenure Freehold | Council Tax Band- D



69 Freeman Avenue, Eastbourne, BN22 9NX

Entrance Hall- Double glazed door to front and double glazed window to side. Laminated wood flooring. Radiator. Stairs leading to first floor with understairs cupboard.

Cloakroom- Double glazed opaque window to side. Tiled flooring and fully tiled walls. Radiator. Wash hand basin and W.C.

Lounge - 4.7m x 3.89m (15'5" x 12'9")- Double glazed bay window to front. Open fireplace. Radiator and coved ceiling. Carpeted.

Dining Room - 3.68m x 3.35m (12'1" x 11'0")- Double glazed French doors leading to rear garden. Open fireplace. Laminated wood flooring. Radiator and coved ceiling.

Kitchen - 2.77m x 2.39m (9'1" x 7'10")- Double glazed window to rear and UPVc 1/2 glazed opaque door to side. Tiled flooring and partially tiled walls. Fully fitted with a range of wall and base units housing the gas boiler, with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in double electric eye level oven. Work surfaces with inset 4 burner gas hob with fitted cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

First Floor Landing- Two double glazed opaque windows to side. Coved ceiling. Loft access, which is insulated.

Bedroom One - 4.67m x 3.89m (15'4" x 12'9")- Double glazed bay window to front. Radiator.

Bedroom Two - 3.89m x 3.68m (12'9" x 12'1")- Double glazed window to rear. Radiator.

Bedroom Three - 2.62m x 2.62m (8'7" x 8'7")- Double glazed window to rear. Radiator. Airing cupboard.

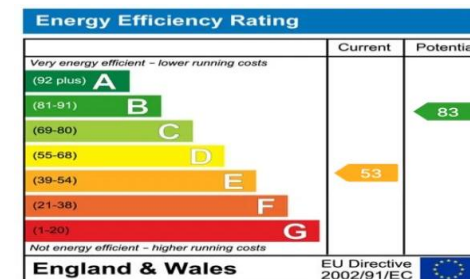
Bathroom- Double aspect room with double glazed opaque windows to front and side. Fully tiled walls and vinyl flooring. Inset ceiling spotlights. Extractor fan. Chrome towel rail. Modern suite comprising of bath with mixer taps, handheld shower attachment and electric shower over, wash hand basin and W.C.

Rear Garden- Extending to approx. 200ft with mainly laid to lawn with patio area. Flower beds and borders. Mature trees and shrubs. Fencing surrounds with gated side access.

Garage - 4.85m x 2.51m (15'11" x 8'3")- Single garage with up & over door. Personal door and window to rear. Power and light.

Driveway- Providing ample off road parking.

Front Garden- Laid to lawn.



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.



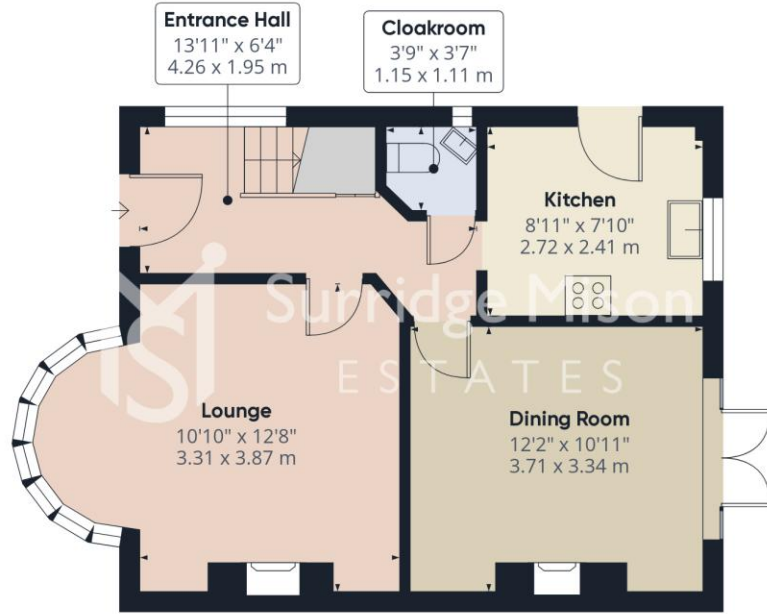
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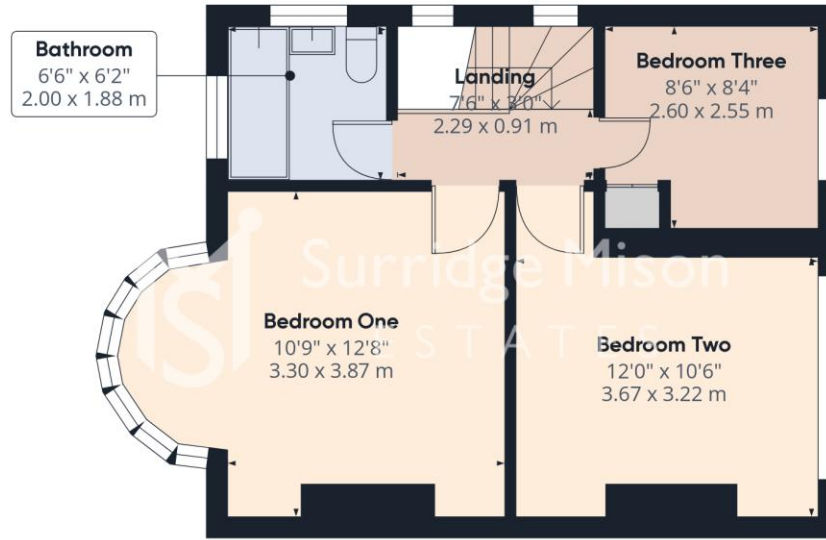
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1027.85 ft²
95.49 m²

(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.

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