TOWN PROPERTY

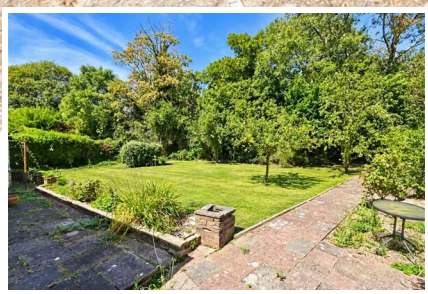
01323 412200

Freehold

3 Bedroom | 1/2 Reception | 1 Bathroom

£400,000









19 Haystoun Close, Eastbourne, BN22 0EP

GUIDE PRICE £400,000 - £425,000
Forming part on an exclusive close in West Hampden Park, this attractive bungalow is detached and arranged with three bedrooms and is being sold CHAIN FREE. Featuring a double aspect 'L' shaped sitting/dining room, polished wood block flooring extends throughout the bungalow with a fitted kitchen and bathroom with separate WC also included. A particular feature of this most appealing property are the mature and secluded rear gardens which are laid to lawn with established trees and shrubs. A potting shed can also be access from here. A driveway to the front provides off street parking and leads to the SINGLE GARAGE. Schools, nearby shops and the delightful Hampden Park are close by whilst the Village and mainline railway station are approximately one mile distant.

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Freehold

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£400,000

Main Features

- Detached Bungalow in Exclusive Close
- Three Bedrooms
- L Shaped Sitting/Dining Room
- Kitchen
- Bathroom
- Separate WC
- Mature Rear Garden
- Driveway and Garage
- CHAIN FREE

Entrance
Covered entrance, door to-

Entrance Hallway
Radiator. Meter cupboard. Coats and storage cupboard. Access to loft (not inspected). Wood block flooring.

L Shaped Sitting/Dining Room
18'8 x 14'1 (5.69m x 4.29m)
Radiator. Feature fireplace with mantel above and inset gas fire. Wood block flooring. Double glazed windows to front and side aspect.

Kitchen
10'3 x 7'9 (3.12m x 2.36m)
Range of units comprising of single drainer ceramic sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring gas hob with electric oven under. Space for fridge freezer and washing machine. Wall mounted gas boiler. Larder style cupboards and range of wall mounted units. Cork tiles. Door to side aspect. Double glazed window to side aspect.

Bedroom 1
13'2 x 10'0 (4.01m x 3.05m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2
10'8 x 10'1 (3.25m x 3.07m)
Radiator. Siding double glazed door to rear aspect.

Bedroom 3
10'0 x 7'1 (3.05m x 2.16m)
Radiator. Carpet. Built in wardrobe. Double glazed window to side aspect.

Bathroom
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Outside
Mature lawned gardens are arranged to the front and rear of the bungalow, the rear being secluded with tree and shrub borders.

Parking
A driveway provides off street parking and leads to the garage.

Garage
20'8 x 8'28 (6.30m x 2.44m)
Up and over door and door to rear garden.

COUNCIL TAX BAND = D

EPC = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.