TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£270,000 - £280,000

57 Wilton Avenue, Eastbourne, BN22 9HT

*** GUIDE PRICE £270,000 - £280,000 ***
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

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.