



01323 412200




# TOWN PROPERTY


Freehold

## Guide Price

### £270,000 - £275,000

 3 Bedroom

 2 Reception

 1 Bathroom



## 70 Percival Road, Eastbourne, BN22 9JN

\*\*\*GUIDE PRICE £270,000 - £275,000\*\*\*

Town Property are delighted to offer this charming three bedroom semi detached house located in Hampden Park area of Eastbourne. The property enjoys two reception rooms, separate fitted kitchen and three spacious bedrooms. There is a block paved driveway for two vehicles with a delightful garden that enjoys a pond, patio and two storage sheds. Hampden Park village shops, local schools and mainline railway station are within close walking distance. Further benefits include double glazing throughout, gas central heating and an almost fully boarded loft space, ideal for storage. The property is being sold CHAIN FREE.

 [www.town-property.com](http://www.town-property.com)

 [info@town-property.com](mailto:info@town-property.com)



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## Main Features

- Semi Detached House
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom/WC
- Garden
- Block Paved Driveway
- CHAIN FREE

### Entrance

Double glazed private front door to-

### Entrance Hallway

Radiator.

### Sitting Room

11'0 x 10'2 (12'1 into bay) (3.35m x 3.10m (3.68m into bay))  
Radiator. Carpet. Double glazed bay window to front aspect.

### Dining Room

11'11 x 10'1 (3.63m x 3.07m)  
Radiator. Carpet. Double glazed doors to rear aspect leading to rear garden.

### Kitchen

11'11 x 6'7 (3.63m x 2.01m)  
Range of units comprising of wall and base units. One bowl sink unit with drainer and mixer tap. Built in electric oven, gas hob and extractor hood. Space for washing machine. Wall mounted gas boiler. Small pantry area. Vinyl flooring. Double glazed window and door to rear aspect. Door leading to side passage.

### Stairs from Ground to First Floor Landing:

Airing cupboard. Additional built in cupboard. Double glazed window to side aspect.

### Bedroom 1

12'1 x 9'0 (3.68m x 2.74m)  
Radiator. Double glazed window to rear aspect.

### Bedroom 2

10'2 x 9'0 (3.10m x 2.74m)  
Radiator. Loft hatch with loft ladder, the loft being mostly boarded (not inspected). Double glazed window to front aspect.

### Bedroom 3

9'0 x 7'0 (2.74m x 2.13m)  
Radiator. Built in over head storage cupboard. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with hot and cold tap. Low level WC. Vinyl flooring. Heated towel rail. Double glazed window.

### Outside

Rear Garden: Mostly laid to lawn with pond, a range of shrubs, patio area to the front and separated area with two storage sheds.

### Parking

There is a block paved driveway for two vehicles.

Council Tax Band = B

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.