



HOME + CASTLE
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Dovedale Gardens, Eastbourne, BN22

Freehold | House - Mid Terrace | 2 Bedrooms

This chain free two bedroom home is located in the Hampden Park area of Eastbourne and is within close proximity to the train station, High Street and amenities. The well proportioned accommodation offers semi open plan living on the ground floor with two bedrooms and a contemporary bathroom on the first floor. Externally the property has an off road parking space as well as front and rear gardens. A fantastic opportunity to acquire for first time buyers and downsizers alike.

FOR SALE
FREEHOLD
£240,000

Location

Dovedale Gardens is located in a cul de sac in the Hampden Park area of Eastbourne and is within close proximity to the train station as well as the High Street. Schools for all ages can be found within the locality as well. The area takes its name from the local park which offers scenic walks, play areas, a cafe and a nature trail.

Approach

To the front of the house there is a private parking space with a lawn to the side. A pathway leads to the front entrance door.

Entrance Porch

Double glazed French doors open into the entrance porch which also has double glazed windows.

Living Room 11'10" x 10'11" (3.63 x 3.34)

The inner door opens into this space which has a double glazed window to the front aspect. As well as under stairs storage cupboard, radiator, inset ceiling lights and powerpoints. Laminate flooring continues through an archway to;

Kitchen Diner 14'10" x 9'4" (4.53 x 2.85)

This open plan space has a dining area which has access to the rear garden through double glazed French doors. There's also a double glazed window with views over the garden. The kitchen comprises of a range of wall and floor units finished with white gloss cabinetry, stone effect worktop and stainless steel sink with drainer and mixer tap. Integrated oven, four ring gas hob with an extractor over. Space for washing machine and fridge freezer. Ideal wall mounted gas boiler.

Landing

Loft hatch, storage cupboard, inset ceiling spotlights and powerpoints.

Bathroom 7'3" x 6'2" (2.21 x 1.88)

A contemporary white suite comprising of pedestal basin, toilet and bath with mixer tap and shower attachment as well as folding glazed screen. Fully tiled walls and flooring. Chrome ladder radiator, extractor and inset ceiling spotlights. Double glazed window with obscured glazing.

Bedroom Two 9'3" x 7'1" (2.82 x 2.17)

Double glazed window overlooking the rear garden. Laminate flooring, radiator, ceiling light and powerpoints.

Bedroom One 11'4" x 11'0" (3.47 x 3.36)

Two double glazed windows to the front aspect. Laminate flooring, two built in storage cupboards, radiator, inset ceiling spotlights and powerpoints.

Rear Garden

The lovely rear garden is mainly laid to lawn with a wooden storage shed, wooden fencing and rear access gate.

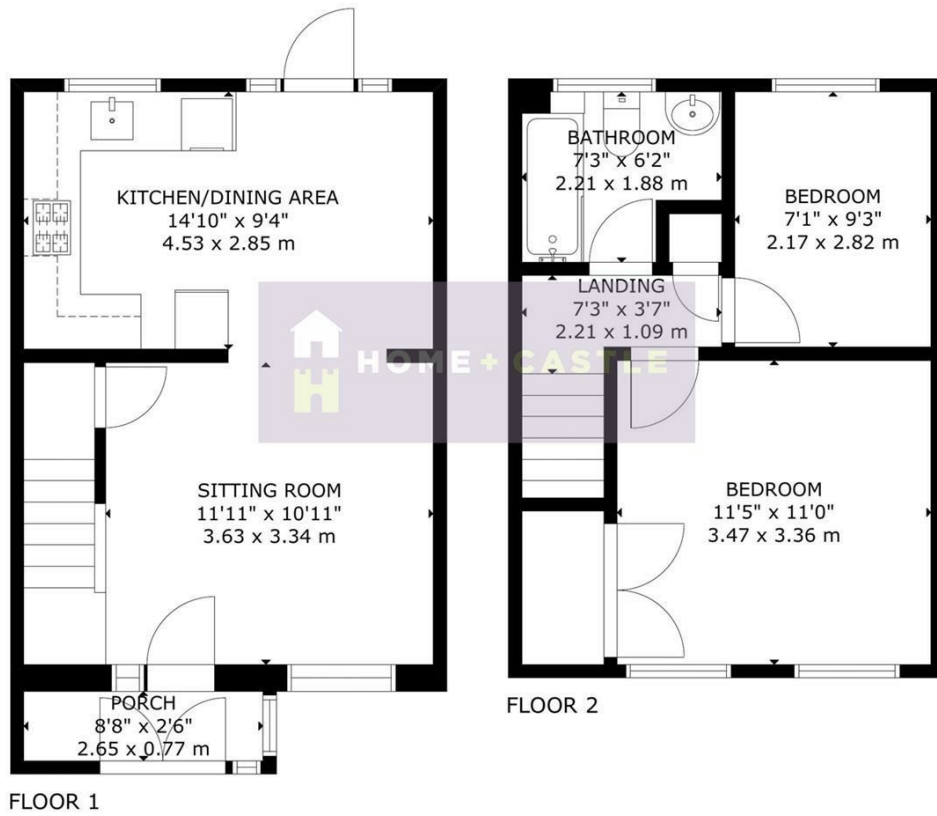
Additional Information

EPC Rating: awaited

Council Tax Band: B

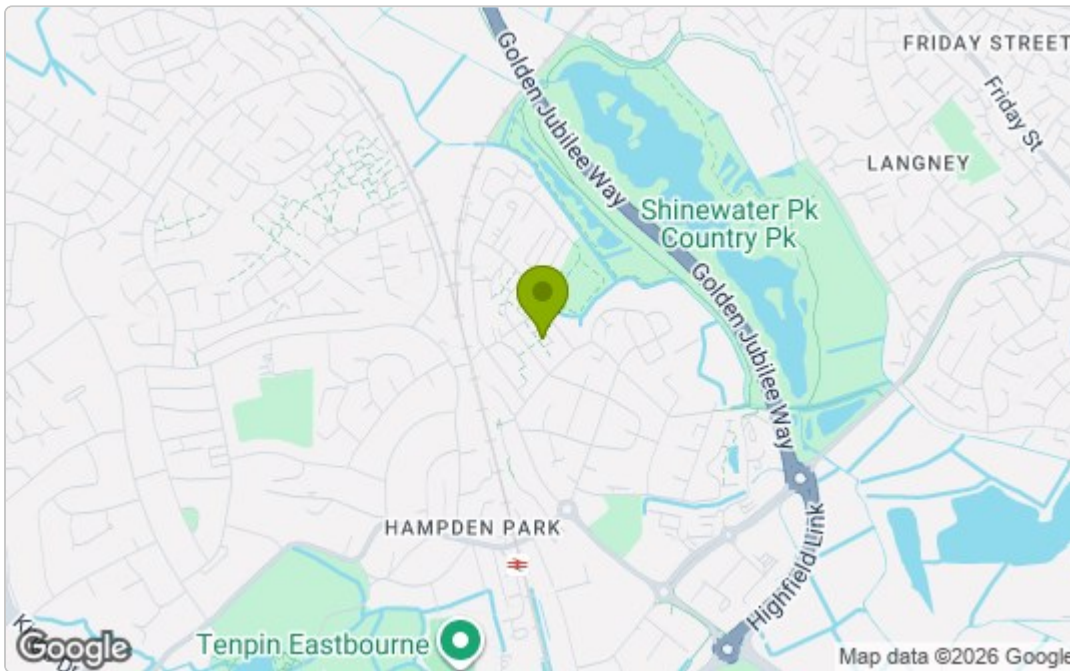
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 58 m²/618 sq.ft
 FLOOR 1: 29 m²/309 sq.ft; FLOOR 2: 29 m²/309 sq.ft
 EXCLUDED AREA: PORCH: 2 m²/22 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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