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**Taylor Engley**



**2 Regents Place, West Hampden Park, Eastbourne, East Sussex, BN21 2XY**

**Asking Price £650,000 Freehold**

Taylor Engley are delighted to offer to the market this spacious and well presented **FOUR BEDROOMED DETACHED HOME**, in this favoured West Hampden Park location. The property is considered to provide ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room, separate dining room, study, kitchen/breakfast room and a utility room. There are two en-suites, a family bathroom and outside there are established gardens and a double garage with driveway parking to front. The property is offered chain free.





**The property forms part of a sought after development located just off Kings Drive in the favoured West Hampden Park area of Eastbourne. The property is situated within walking distance of the scenic Hampden Park with its woodland walks, lake and playing fields. Sussex Downs College and Eastbourne District General Hospital are also within walking distance. Bus services pass along the nearby Kings Drive whilst, Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two miles distant.**

**\* SPACIOUS FOUR BEDROOMED DETACHED HOME \* FAVOURED RESIDENTIAL LOCATION \* TWO RECEPTION ROOMS \* STUDY \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* TWO EN-SUITES \* FAMILY BATHROOM \* CLOAKROOM \* DOUBLE GARAGE \* DRIVEWAY PARKING \* ESTABLISHED GARDENS WITH WESTERLY ASPECT TO REAR\* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* INTERNAL VIEWING HIGHLY RECOMMENDED \* CHAIN FREE \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, central heating thermostat, built-in cloaks cupboard. Double doors opening to:

### Sitting Room

19'5 max x 14'5 max (5.92m max x 4.39m max)  
(19'5 max into bay)

Attractive limestone fireplace with fitted living flame gas fire, two radiators, bay window to front, double doors connecting to dining room.

### Dining Room

11'7 x 10'5 (3.53m x 3.18m)

Radiator, patio door opening to rear garden and connecting door to kitchen/breakfast room.

### Study

8'4 x 7'7 (2.54m x 2.31m)

Radiator, outlook to front.

### Kitchen/Breakfast Room

14'3 max x 10'4 max (4.34m max x 3.15m max)

(Maximum measurements include depth of fitted units)

Comprises range of base and wall mounted cupboards, work surface with tiled splash back and inset single drainer one and a half bowl stainless steel sink unit, integrated appliances include, dishwasher, fridge/freezer, electric eye level oven with cupboard over and saucepan drawer below, four burner gas hob with extractor fan over, tiled floor, radiator, outlook to rear and door to utility room.

### Utility Room

10'5 x 5'1 (3.18m x 1.55m)

(Maximum measurements include depth of fitted units)

Single drainer stainless steel sink unit, work surface with tiled splash back, space and plumbing for washing machine, radiator, wall mounted Worcester gas fired boiler, central heating programmer, tiled floor window to side and door to rear garden.

Stairs from entrance hall to:

### First Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space.

### Bedroom 1

14'6 x 11'10 (4.42m x 3.61m )

(11'10 to cupboard front extending to 13'11 max into door recess)

Two double built-in wardrobe cupboards, radiator, outlook to front.

### En-Suite Shower Room

Spacious tiled shower cubical, pedestal wash hand basin, low level wc, chrome effect heated towel rail, medicine cabinet, window to front.

### Bedroom 2

11'7 max x 10'10 (3.53m max x 3.30m)

Two double built-in wardrobe cupboards, radiator, outlook to rear.

### En-Suite Shower Room

Tiled shower cubical, pedestal wash hand basin, low level wc, shaver point, part tiled walls, tiled floor, chrome effect heated towel rail, window to rear.

### Bedroom 3

12'4 x 8'7 (3.76m x 2.62m)

Radiator, outlook to front.

### Bedroom 4

9'10 x 8'7 (3.00m x 2.62m)

Radiator, outlook to rear.

### Family Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, chrome effect heated towel rail, part tiled walls, tiled floor, shaver point, medicine cabinet, window to rear.

### Double Garage

17'4 max x 16'9 max (5.28m max x 5.11m max)

(17'4 max in depth x 16'9 max in width, maximum measurements include the depth of internal pillars, structures and fittings).

Two doors to front, pitched roof, light and power, range of fitted base and wall mounted cupboards.

### Driveway Parking

To the front of the double garage.

### Front Garden

Having a variety of established shrubs.

### Rear Garden

Enjoying a westerly aspect, having patio area to immediate rear leading on to lawned gardens flanked by well stocked borders with a variety of established shrubs and trees, greenhouse, outside tap and light gate to side.

### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



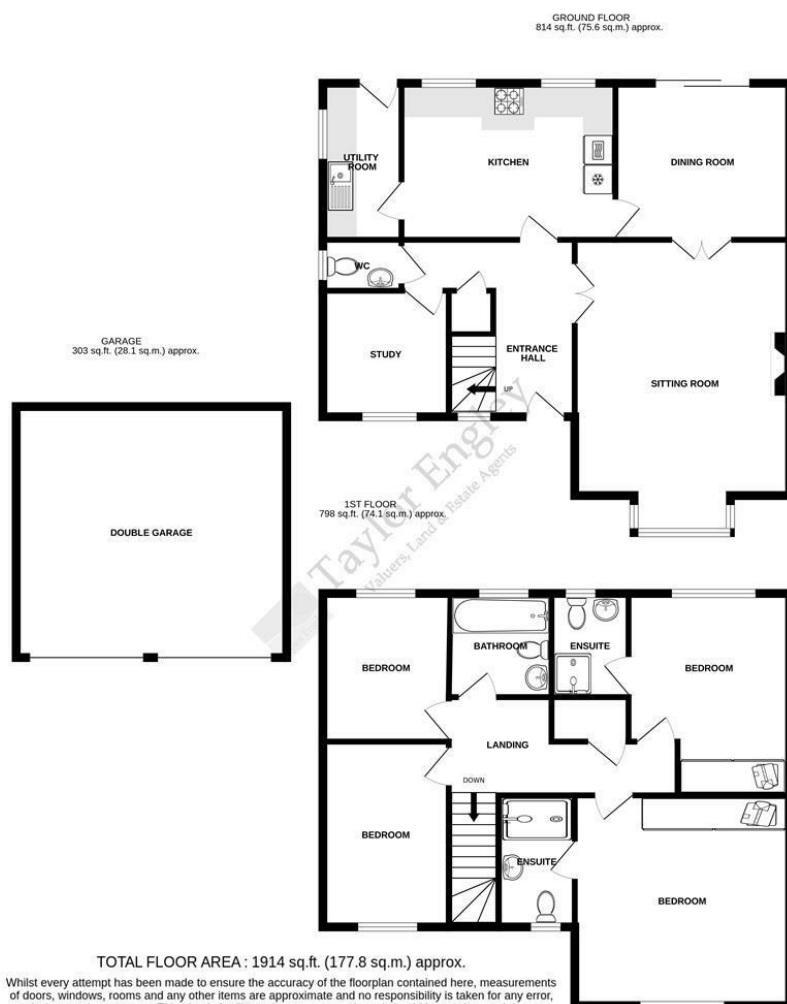












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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