

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



4 Crawley Crescent, Hampden Park, Eastbourne, East Sussex, BN22 9RN

Chain Free £259,950 Freehold

An opportunity has arisen to acquire this **TWO BEDROOMED END OF TERRACED HOME**, in this popular Hampden Park location. The property is noted to benefit from sealed unit double glazing, two double bedrooms however, it does require some modernisation/refurbishment, which has been reflected in the price. The property offers spacious living room, gardens to front, side and rear with an additional parking space adjacent to the property.



The property is conveniently located being within close proximity to Hampden Park Village with its range of shops and mainline railway station whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE HALL * LIVING ROOM * KITCHEN/BREAKFAST ROOM * CONSERVATORY * TWO DOUBLE BEDROOMS * SHOWER ROOM/WC * OFF ROAD PARKING FOR ONE VEHICLE * GARDENS TO FRONT SIDE AND REAR * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Door opening to:

Living Room

15'2 x 11'3 (4.62m x 3.43m)

(15'2 into chimney breast recess)

Gas feature fireplace. With double glazed windows to front.

Kitchen/Breakfast Room

18'6 x 9'2 (5.64m x 2.79m)

With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces, single drainer stainless steel sink unit, plumbing for washing machine, space for slot-in cooker, part tiled walls, windows to rear, dining area.

Conservatory

10' x 7'6 (3.05m x 2.29m)

Upvc windows to rear, Poly Carbonate roof.

Stairs from entrance hall rising to:

First Floor Landing

Night storage heater, hatch to loft, window to side.

Bedroom 1

15'2 x 11'3 (4.62m x 3.43m)

Upvc windows to front, television point, built-in wardrobes, fireplace surround.

Bedroom 2

11'10 x 9'3 (3.61m x 2.82m)

Upvc windows to rear, wall mounted gas heater.

Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Double shower cubicle, pedestal wash hand basin with monobloc mixer, dual flush wc, part tiled walls.

Outside

Lawned areas to front side and rear with hard standing adjacent to the property

Gardens

Being a particular feature of the property with lawned gardens to front side and rear

Parking Space

Adjacent to the property

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

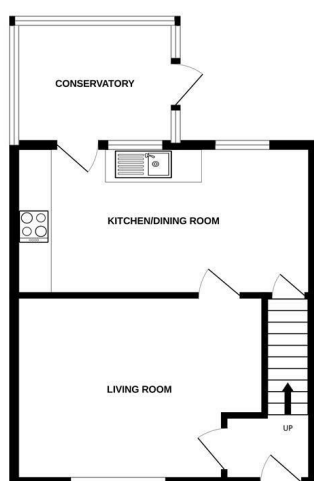
All appointments are to be made through TAYLOR ENGLEY.







GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		

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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750