**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









## 44 Lindfield Road, Eastbourne, East Sussex, BN22 0AJ
## Asking Price £435,000 Freehold

**An excellent opportunity arises to acquire this THREE BEDROOMED DETACHED HOME, located in the favoured West Hamdpen Park area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious 21'8 x 11'11 living room, fitted kitchen, driveway parking and a garage. The rear garden enjoys a westerly aspect and extends in excess of 100' in depth. An internal viewing is highly recommended and the property is offered to the market Chain Free. EPC=D.**



**The property occupies a convenient location within the West Hamdpen Park area being within walking distance of local shops and schools for most age groups. Bus services serve the local area and the scenic Hampden Park with its woodland walks, lake and playing fields is approximately half a mile distant. Further local shops and Hampden Park's mainline railway station are approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately three miles distant.**

*** FAVOURED WEST HAMPDEN PARK LOCATION * ENJOYING A WESTERLY ASPECT TO REAR * REAR GARDEN IN EXCESS OF 100' IN DEPTH * SPACIOUS LIVING ROOM * FITTED KITCHEN * THREE BEDROOMS * SHOWER ROOM * GARAGE * DRIVEWAY PARKING * CONVENIENT LOCATION FOR ACCESS TO LOCAL SHOPS, BUS SERVICE AND SCHOOLS * CHAIN FREE ***





## The accommodation
Comprises:

Front door opening to:

## Entrance Hall
Spacious entrance hall, radiator with cover, under stairs storage cupboard, downlighters, cupboard housing electric meter and fuse board.

## Living Room
21'8 x 11'11 (6.60m x 3.63m)
Through room with outlook to front an Bi fold doors to rear, fireplace surround and fitted electric fire, two radiators with covers.

## Fitted Kitchen
11'6 max x 9'9 max (3.51m max x 2.97m max)
(maximum measurement provided include depth of fitted units, 11'6 max reducing to 10'5)
Range of base and wall mounted cupboards, work tops with upstand and inset stainless steel one and a half bowl sink unit with mixer tap over, electric oven with cupboard below, microwave with cupboard over, slimline dishwasher, washing machine, cupboard housing Worcester gas fired boiler, central heating programmer, downlighters, under stairs recess space currently used for fridge/freezer, outlook to rear and door to:

## Covered Side Way
Having access to front and rear and personal door to garage.

Stairs rising from entrance hall to:

## First Floor Landing
Radiator, with cover, loft hatch to roof space.

## Bedroom 1
11'11 max x 11'6 max (3.63m max x 3.51m max)
Radiator, outlook to front.

## Bedroom 2
11'11 max x 9'10 max (3.63m max x 3.00m max)
Radiator, built-in single wardrobe cupboard, outlook to rear.

## Bedroom 3
8'11 x 7'11 (2.72m x 2.41m)
Radiator with cover, outlook to front.

## Shower Room
Spacious shower cubicle with rain head and hand held shower fitments, small single glazed window to side, wash hand basin set into drawer unit, low level wc, chrome effect heated towel rail, airing cupboard housing cylinder, fitted cabinet with shelving, tiled floor, tiled walls, window to rear.

## Garage
16'5 max x 9' max (5.00m max x 2.74m max)
(maximum measurements provided include depth of internal pillars, fittings and structures, 16'5 max to up and over door)
Light and power, window to rear, up and over door to front and personal door to covered sideway.

## Driveway Parking
Blocked paved driveway parking to front.

## Front Garden
Having lawned area and borders, outside light.

## Rear Garden
Considered to be a feature of the property, enjoying a westerly aspect and extending in excess of 100' ft in depth, patio area and covered seating area to immediate rear of property, the garden area is laid mainly to lawn with various mature shrubs and trees. timber shed, greenhouse, outside tap.

## COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

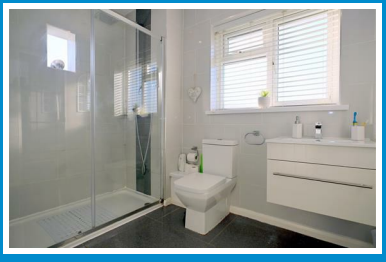
## FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



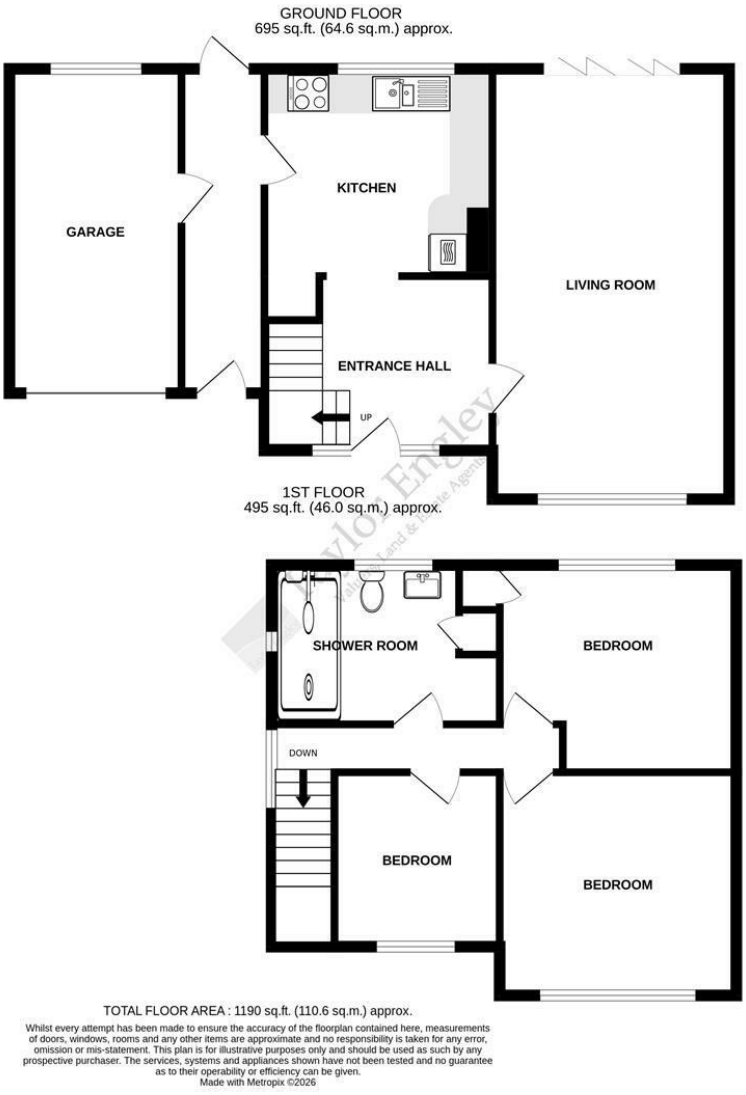


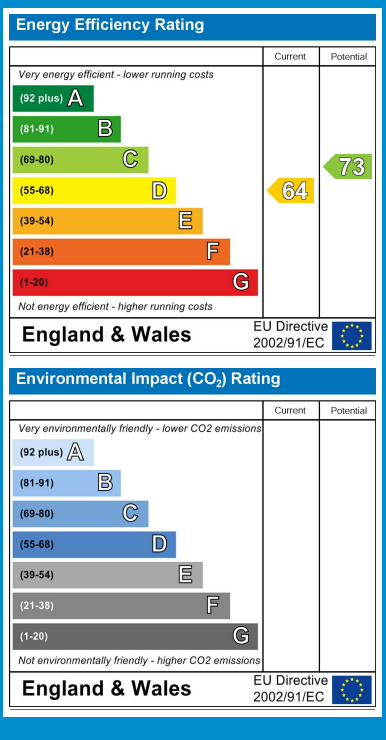











## We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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