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Taylor Engley



88 Wilton Avenue, Hampden Park, Eastbourne, East Sussex, BN22 9HU
Guide Price £254,500 Freehold

An excellent opportunity to purchase this well presented THREE BEDROOMED MID TERRACED HOME in this popular Hampden Park location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, modern kitchen and bathroom and is considered to be in good decorative order throughout. Additionally the property offers low maintenance gardens to rear.



The property is located within close proximity to Hampden Park's local shops and amenities including mainline railway station. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

*** ENTRANCE LOBBY * HALLWAY * SPACIOUS LIVING ROOM * MODERN KITCHEN * THREE FIRST FLOOR BEDROOMS * MODERN BATHROOM/WC * GARDENS TO FRONT AND REAR * CHAIN FREE**
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The accommodation

Comprises:

ENTRANCE LOBBY

With uPVC windows to front and side, internal door to:

HALLWAY

With radiator and coved ceiling.

SPACIOUS LIVING ROOM

19'7 x 11'8 (5.97m x 3.56m)

With uPVC windows to front, feature Minster style stone fireplace with inset Living Flame gas fire, coved ceiling, spacious understairs storage area, television point and double radiator.

KITCHEN/BREAKFAST ROOM

14'9 x 8'9 (4.50m x 2.67m)

With a comprehensive range of eye and base level units with complimentary rolled edge moulded worktop surfaces over inset single drainer stainless steel sink unit with mixer taps. Four burner gas hob with adjacent gas double oven and grill, double radiator, storage cupboards and chimney extractor over the oven. Breakfast area, uPVC windows to rear with patio doors providing access to rear garden.

Stairs rising from hall to:

LANDING

Hatch to insulated and fully boarded loft with retractable ladder.

BEDROOM ONE

16'1 8'7 (4.90m x 2.62m)

With uPVC windows to front, radiator, coved ceiling, concealed wall mounted Worcester Bosch combination boiler for the provision of gas fired central heating and domestic hot water.

BEDROOM TWO

12'0 8'7 (3.66m x 2.62m)

With uPVC windows to rear, radiator.

BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

With uPVC windows to front, radiator.

MODERN BATHROOM/WC

8'0 x 6'0 (2.44m x 1.83m)

Modern white suite comprising panelled bath with chrome mixers with part tiled walls, radiator, vanity hand wash basin with chrome mixer taps, uPVC obscure windows to rear.

GARDENS TO FRONT

Principally lawn to lawn with pathway to front door.

LOW MAINTENANCE GARDENS TO REAR

With concrete slabs throughout for ease of maintenance with close boarded fencing to sides and rear, with access gate to rear.

EPC & FLOORPLAN

Are awaited due in week commencing 26/01/2026

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Tax Band 'B'

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 ENGLEBY.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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