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Taylor Engley



61 Rowan Avenue, Hampden Park, Eastbourne, East Sussex, BN22 0RX

Guide Price £340,000 Freehold

An opportunity arises to acquire this FOUR BEDROOMED DETACHED HOME located in the Hampden Park area on the outskirts of Eastbourne. This extended 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 31'5 through lounge/dining room, 15'9 max fitted kitchen, four bedrooms, garage in block and off road parking within private residents bay.



The property overlooks a greensward to the front and is conveniently situated within close proximity to a local primary school. Bus services pass along the nearby Hazelwood Avenue and local shops can be found at Freshwater Square, which is approximately one mile distant. Eastbourne's town centre is approximately four miles distant and offers a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** IDEAL FAMILY ACCOMMODATION * FOUR BEDROOMS * 31'5 LOUNGE/DINING ROOM * 15'9 MAX FITTED KITCHEN * CLOAKROOM * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * GARAGE IN BLOCK * OFF ROAD PARKING WITHIN PRIVATE RESIDENTS PARKING BAY ***



The accommodation

Comprises:

Front door opening to:

Entrance hall

Radiator, telephone point.

Cloakroom

Low level wc, wash hand basin set into cabinet, splashback, radiator, window to front.

Lounge/Dining Room

31'5 x 10'9 max reducing to 8'11 (9.58m x 3.28m max reducing to 2.72m)

Through room with outlook to front and patio door to rear garden. Yorkstone fireplace surround (not open, no chimney), two radiators, central heating thermostat.

Fitted Kitchen

15'9 max x 7'9 max (4.80m max x 2.36m max)
(Maximum measurements include depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface, range of base and wall mounted cupboards, Bosch four ring ceramic hob with extractor fan over, Bosch electric fan assisted oven with cupboards above and below, adjacent shelved cupboard, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, Worcester wall mounted gas fired boiler, central heating programmer, radiator, part tiled walls, understairs cupboard housing consumer unit and gas meter, window to rear and door to side.

Stairs rising from hall to;

First Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1

11'2 x 9'5 + door recess (3.40m x 2.87m + door recess)
Built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 2

11'3 + door recess x 8'5 (3.43m + door recess x 2.57m)
(8'5 widening to to 10'6 max into door recess)

Two fitted single wardrobe cupboards and wall mounted cupboards over bed recess, radiator, outlook to rear.



Bedroom 3

12'5 x 8'4 max (3.78m x 2.54m max)
(8'4 max reducing to 6'5)

Radiator, telephone point, outlook to rear.

Bedroom 4

7'5 x 7'5 (2.26m x 2.26m)
Radiator, outlook to front.

Bathroom

White suite comprises bath with Mira shower unit over, shower screen, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, built-in storage cupboard, window to side.

Outside

Front Garden

Having lawned area and borders with various shrubs.

Rear Garden

Patio area to immediate rear, retainer dwarf wall, pathway leading to further crazy paved patio area with adjacent shaped lawn, borders with various shrubs, to the side of the property is an attached brick built store being 13'1 x 3'10 max having single glazed window to front, light and power. Gate from rear garden to rear access path leading to garage block and road.

Garage In Block

16'11 max x 7'9 max (5.16m max x 2.36m max)
The Garage is the middle in a block of three. Up and over door.

Private Residents Parking Bay

The middle bay of three.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

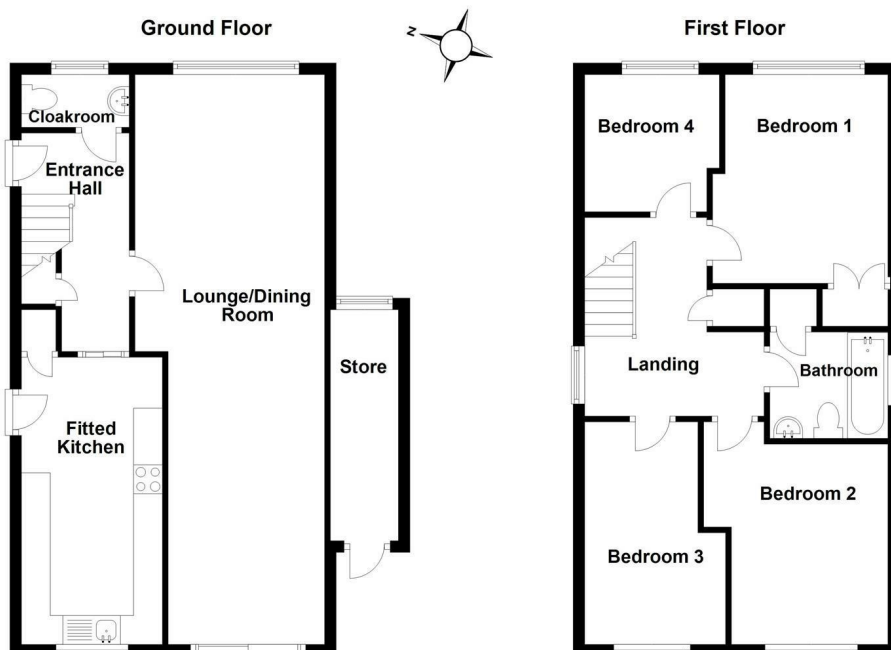
FOR CLARIFICATION:

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.

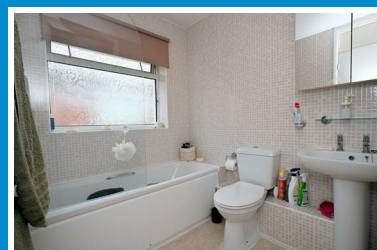
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE. Y.





61, Rowan Avenue, Eastbourne



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		
	69	81
England & Wales		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		
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.

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