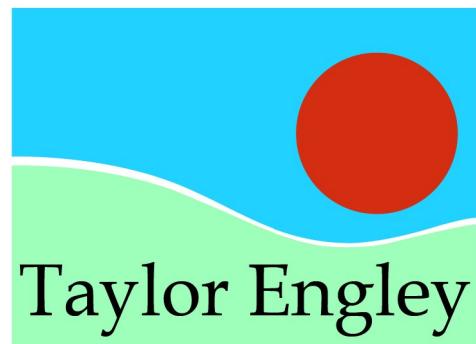


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**12 Chatfield Crescent, West Hampden Park, Eastbourne, East Sussex, BN22 0EZ**  
**Guide Price £530,000 Freehold**

Taylor Engley are delighted to offer to the market this BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED BUNGALOW occupying an enviable position at the end of a close, in the West Hampden Park area of Eastbourne. This deceptively spacious bungalow has been extended and is decorated in neutral decor and has accommodation comprising porch, spacious entrance hall, living room, dining room, kitchen, utility room, three bedrooms, spacious bathroom and an additional wc. Attractive gardens can be found to the front and rear. There is also an attached garage and ample off road parking.



Local shopping facilities can be found at Freshwater Square in Willingdon and at Brassey Avenue in Hampden Park where there is also a mainline railway station. Bus services serve the local area providing access to Eastbourne town centre with its comprehensive shopping facilities and mainline railway station which is situated approximately three and a half miles distant.

**\* ENTRANCE PORCH \* SPACIOUS HALL \* LIVING ROOM \* DINING ROOM \* KITCHEN \* UTILITY ROOM \* THREE BEDROOMS \* RE-FITTED BATHROOM \* ADDITIONAL WC \* BEAUTIFUL GARDENS \* GARAGE \* OFF ROAD PARKING \***



## **The accommodation**

Comprises:

Front door opening to:

### **Entrance Porch**

Door opening to:

### **Hall**

Telephone point, cloaks cupboard housing electric meter and fuses, hatch to loft.

### **Living Room**

17'4 x 11'10 (5.28m x 3.61m)

Electric fire, radiator, window to side, patio door to rear.

### **Dining Room**

11'2 x 7'9 (3.40m x 2.36m)

Radiator, window to rear, door to:

### **Kitchen**

11'10 x 7'11 (3.61m x 2.41m)

Selection of eye and base level units with work surface, stainless steel sink unit with mixer tap, space for appliances including cooker, dishwasher and fridge freezer, part tiled walls, window to rear, door to:

### **Utility Room**

9'10 x 7'6 (3.00m x 2.29m)

Having base level units with stainless steel sink unit with mixer tap, space for washing machine, wall mounted Worcester boiler (installed February 2021), radiator, window to side, door to garden, door to:

### **Additional Wc**

Low level wc, wash hand basin, fitted cupboard, heated towel rail, window to front.

### **Bedroom 1**

13'10 into bay x 11'10 (4.22m into bay x 3.61m)

Radiator, bay window to front.

### **Bedroom 2**

11'8 x 10'3 (3.56m x 3.12m)

Radiator, window to front.

### **Bedroom 3**

11'8 x 7'1 (3.56m x 2.16m)

Radiator, window to side.

### **Bathroom**

Modern white suite comprising bath with mixer tap, corner shower cubicle, low level wc with concealed cistern and vanity unit, wash hand basin, cupboard housing water tank, heated towel rail, window to side.

### **Outside**

### **Rear Garden**

Considered to be a particular feature of the property having patio to immediate rear leading to both sides of the bungalow, lawn with borders and mature shrub plants and small trees, vegetable patch, shed, summerhouse, greenhouse, door to garage.

### **Garage**

16'6 x 8'6 (5.03m x 2.59m)

Having an electric up and over door, power and lighting, window to side, personal door to rear.

### **Off Road Parking**

For several vehicles situated to the front of the property.

### **COUNCIL TAX BAND:**

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,113.12 until March 2022.

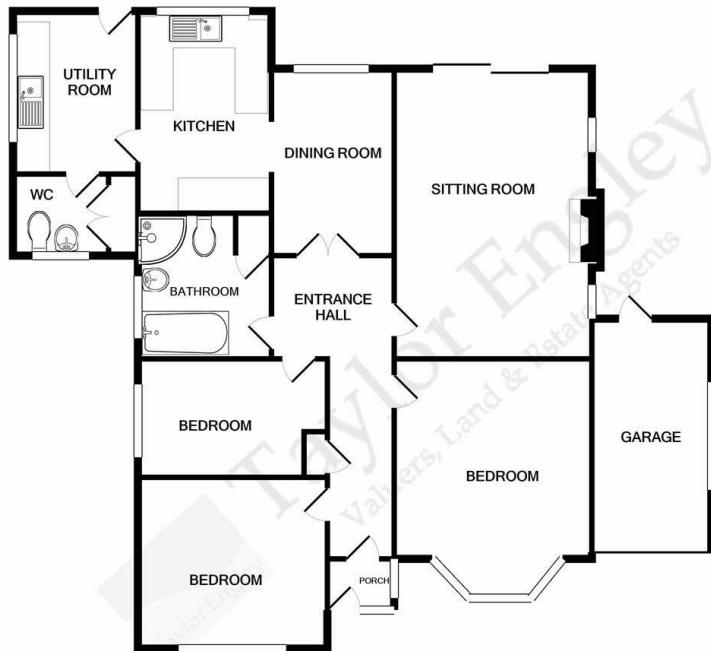
### **FOR CLARIFICATION:**

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.





TOTAL APPROX. FLOOR AREA 1144 SQ.FT. (106.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 68        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

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

