



☎ 01323 412200



# TOWN PROPERTY

Freehold  
Offers In Excess Of  
£235,000

 2 Bedroom    1 Reception    2 Bathroom



## 102 Crawley Crescent, Eastbourne, BN22 9RL

\*\*\*OFFERS IN EXCESS OF £235,000\*\*\*

Favourably located in West Hampden Park, this terraced house has two double bedrooms one of which boasts an en suite shower room. There is a front facing sitting room whilst the kitchen/dining room opens onto the delightful rear garden which enjoys a South Westerly aspect and extends to approximately 80' in length. In addition to the en suite shower room, there is a first floor bathroom/wc and double glazing and gas fired central heating and radiators extend throughout. Local shops and Eastbourne Academy school are within close walking distance and the Village high street shops and mainline railway station can all be found within close walking distance.



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## Main Features

- Spacious Terraced House
- 2 Double Bedrooms
- Sitting Room
- Kitchen/Dining Room
- En-Suite Shower Room/WC
- Bathroom/WC
- South Westerly Facing Lawned Rear Garden Approx 80'
- CHAIN FREE

## Entrance

Frosted double glazed door to-

## Entrance Lobby

Radiator. Carpet.

## Sitting Room

13'0 x 11'1 (3.96m x 3.38m)

Radiator. Carpet. Double glazed window to front aspect.

## Kitchen/Dining Room

16'8 x 9'3 (5.08m x 2.82m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level double oven. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and extractor. Understairs cupboard. Radiator. Double glazed window to rear aspect. Double glazed double doors to rear.

## Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

## Bedroom 1

15'5 x 11'2 (4.70m x 3.40m)

Radiator. Carpet. Double glazed window to front aspect.

## En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Radiator. Frosted double glazed window.

## Bedroom 2

12'1 x 9'2 (3.68m x 2.79m)

Radiator. Carpet. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

## Outside

The rear garden enjoys a pleasant South Westerly aspect with a large area of lawn and a patio. There are two outside store cupboards.

EPC = C

Council Tax Band = B