



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £290,000



## 1 Queens Mews, 2a Queens Crescent, Eastbourne, BN23 6JU

\*GUIDE PRICE £290,000 to £300,000\* Being sold CHAIN FREE, this modern end terraced mews house, built in 2017, sits within an exclusive development of just six properties, offering a stylish and contemporary living environment. The home features a private driveway for one car, with the potential to extend to a double drive and benefits from two additional visitor parking bays. Inside, the ground floor comprises a welcoming entrance hall with a convenient WC, a fully fitted contemporary kitchen and a spacious L-shaped living room designed to accommodate both lounge and dining areas perfect for modern family living and entertaining. Upstairs, the property offers two generous double bedrooms and a well appointed family bathroom. Located in the sought after St Anthony's area, the home is ideally positioned for excellent transport links, reputable schools and a range of local amenities including shops, superstores and leisure facilities. Eastbourne Harbour is also within easy reach, providing a vibrant waterfront lifestyle with restaurants and scenic walks. This is a superb opportunity to own a modern, low maintenance home in a popular and convenient location.



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## Main Features

- End of Terrace House
- Two Double Bedrooms
- Cloakroom
- Lounge
- Kitchen
- Bathroom/WC
- Landscaped Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

### Entrance

Double glazed front door to-

### Hallway

Radiator. Understairs cupboard.

### Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

### Lounge

16'1 x 15'0 (4.90m x 4.57m)

Two radiators. Double glazed window to rear aspect. Double glazed patio doors.

### Kitchen

10'5 x 8'0 (3.18m x 2.44m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Radiator. Double glazed window to front aspect.

### Stairs from Ground to First Floor Landing

Storage cupboard. Loft access (not inspected). Double glazed window to side aspect.

### Bedroom 1

15'1 x 11'0 (4.60m x 3.35m)

Radiator. Two double glazed windows to rear aspect.

### Bedroom 2

14'10 x 9'7 (4.52m x 2.92m)

Radiator. Built in wardrobe. Two double glazed windows to front aspect.

### Bathroom/WC

Panelled bath with mixer tap and shower over. Shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Part tiled walls.

### Outside

The rear garden is part patio part decking with an area of artificial lawn. There are two sheds, an outside tap, fenced boundaries and two gates for side access. There is also a secure post/parcel box.

### Parking

A driveway to the front of the property provides off road parking. There are also two visitor parking bays.

### AGENTS NOTE:

There is a residents development charge of circa £150 per annum.

### COUNCIL TAX BAND = C

### EPC = B