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TOWN PROPERTY

Freehold

Guide Price

£275,000 - £285,000

 2 Bedroom

 1 Reception

 1 Bathroom



35 Croxden Way, Eastbourne, BN22 0UH

GUIDE PRICE £275,000 - £285,000

Refurbished to a high standard, this former three bedroomed house now presents with two large double bedrooms and is notable for its newly fitted and double aspect kitchen/dining room and the stylish newly installed shower room/wc. In excellent decorative order and with new flooring and designer doors throughout, the property also includes a spacious sitting room, cloakroom and a new boiler has also been installed. To the rear is a lawned and patio garden with new fencing, gated access and a large store shed. There are nearby local shops and schools and Hampden Park Village high street and mainline railway station is approximately half a mile distant.

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 info@town-property.com



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Main Features

- Terraced House
- 2 Double Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Cupboard
- Stylish New Shower Room/WC
- Rear Garden With New Fencing

Entrance

Frosted uPVC double glazed door to-

Entrance Lobby

Understairs storage cupboard.

Cloakroom

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

Sitting Room

15'60 x 12'93 (4.57m x 3.66m)

Radiator. Carpet. Double glazed window to rear aspect. Designer door to-

Kitchen/Dining Room

21'93 x 8'51 (6.40m x 2.44m)

Range of newly fitted units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Space for range cooker. Space for fridge and freezer. Range of wall mounted units and extractor. Concealed wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed windows to front and rear aspect.

Stairs from Ground to First Floor Landing:

Radiator. Access to loft (not inspected). Door to-

Utility Cupboard

7'10 x 3'51 (2.39m x 0.91m)

Housing space and plumbing for washing machine and tumble dryer.

Bedroom 1

16'30 x 12'72 (4.88m x 3.66m)

Radiator. Carpet. LED ceiling light with remote control and speaker. Double glazed window to rear aspect. Designer door.

Bedroom 2

13'09 x 8'71 (4.19m x 2.44m)

LED ceiling light with remote control and speaker. Designer door. Double glazed window to rear and door to walk in wardrobe.

Stylish New Shower Room/WC

Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Frosted double glazed window.

Outside

The rear garden is laid to lawn and patio with raised borders, new fencing, gated rear access and a large store shed included.

Agents Note:

Service Charge: Places for People = £22.15pcm.

Council Tax Band = B

EPC = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.