

Freehold



4 Bedroom



1 Reception



3 Bathroom

£379,950



26 Carnforth Crescent, Eastbourne, BN23 8NJ

Built by Taylor Wimpey circa 2013, this attractive semi-detached home offers a superb blend of modern comfort, generous proportions and practical family living. The property features notably spacious bedrooms, including two with their own en-suite facilities, in addition to a well appointed family bathroom/WC, ensuring excellent convenience for a growing household or visiting guests. On the ground floor, a useful cloakroom complements the contemporary fitted kitchen/dining room, while the welcoming sitting room opens directly onto the rear garden, creating an ideal space for relaxation and entertaining. Outside, a private driveway leads to an oversized garage, offering excellent storage or potential for conversion (subject to the usual consents). Further benefits include solar panels (owned) for improved energy efficiency, double glazing and gas fired central heating with radiators throughout. The location is equally appealing, with Stone Cross Village shops and local amenities close by, while Langney Shopping Centre and sort after Schools are also within comfortable walking distance, making this a wonderfully convenient and well connected home.

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Main Features

Entrance

Steps raising to double glazed entrance door to -

· Spacious Semi Detached

Hallway

House Located In Stone

Radiator. Stairs to first floor.

Cross

Ground Floor Cloakroom

4 Bedrooms

Rear Garden

Lounge 16'6 x 11'10 (5.03m x 3.61m)

Ground Floor Cloakroom

Radiator. Understairs cupboard. Storage cupboard. Double glazed window and double glazed French doors

Low level WC. Pedestal wash hand basin with mixer tap. Tiled splashback. Double glazed window to side

to rear garden.

· Spacious Lounge Leading To

Fitted Kitchen/Dining Room

17'3 x 9'0 (5.26m x 2.74m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Double glazed bay window to front aspect.

Fitted Kitchen/Dining Room

Stairs from Ground to Spacious First Floor Landing

Airing cupboard. Loft access (not inspected).

2x En-Suite Shower

Bedroom 1

14'6 x 10'8 (4.42m x 3.25m)

Rooms/WC

Radiator, Loft access (not inspected), Double glazed window to front aspect, Door to -

Modern Bathroom/WC

En-Suite Shower Room/WC

• Double Glazing & Gas

Suite comprising double shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator.

Central Heating

Light & shaver point. Extractor fan. Part tiled walls. Tiled floor. Double glazed window to rear aspect.

Bedroom 2 11'9 x 9'5 (3.58m x 2.87m)

Lawned & Patio Rear Garden

Radiator. Double glazed window to front aspect. Door to -

Off Road Parking & Garage

En-Suite Shower Room/WC

Suite comprising double shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Light & shaver point. Extractor fan. Part tiled walls. Tiled floor. Double glazed window to front aspect.

Bedroom 3

11'10 x 8'5 (3.61m x 2.57m)

Radiator. Double glazed window to rear aspect.

Bedroom 4

8'4 x 7'9 (2.54m x 2.36m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower above & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Light & shaver point. Extractor fan. Part tiled walls. Tiled floor.

Outside

The rear garden is Westerly facing and mainly laid to lawn with a patio area and wooden shed. Access to garage. Gate with side access to the front of the property

Parking

To the front of the property there is off road parking that leads to a garage with up & over door and light & power.

EPC = B

Council Tax Band = D

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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.