



TOWN PROPERTY



01323 412200

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

- Spacious Semi Detached House Located In Stone Cross
- 4 Bedrooms
- Ground Floor Cloakroom
- Spacious Lounge Leading To Rear Garden
- Fitted Kitchen/Dining Room
- 2x En-Suite Shower Rooms/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Lawned & Patio Rear Garden
- Off Road Parking & Garage

Entrance
Steps raising to double glazed entrance door to -

Hallway
Radiator. Stairs to first floor.

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

Lounge
16'6 x 11'10 (5.03m x 3.61m)
Radiator. Understairs cupboard. Storage cupboard. Double glazed window and double glazed French doors to rear garden.

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.

Stairs from Ground to Spacious First Floor Landing
Airing cupboard. Loft access (not inspected).

Bedroom 1
14'6 x 10'8 (4.42m x 3.25m)
Radiator. Loft access (not inspected). Double glazed window to front aspect. Door to -

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 rear aspect.

Bedroom 2
11'9 x 9'5 (3.58m x 2.87m)
Radiator. Double glazed window to front aspect. Door to -

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