

Freehold

Guide Price

£320,000 - £340,000



## 25 Santa Cruz Drive, Eastbourne, BN23 5TA

**\*\*\*GUIDE PRICE £320,000 - £340,000\*\*\***

An extremely well presented terraced house that has undergone significant improvement by the current vendor. Enviable situated in the Sovereign Harbour South Development within comfortable walking distance of the beachfront and harbours bars and restaurants the house has a lock up garage to the rear and a further allocated parking space. Benefits include three bedrooms, a luxury refitted open plan kitchen and bathroom, ground floor utility room, double glazing and gas central heating. An internal inspection comes very highly recommended.



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**Main Features**

- Terraced House
- 3 Bedrooms
- Utility Room
- Lounge
- Wonderful Open Plan Kitchen
- Modern Bathroom/WC
- Lawned & Patio Garden
- Garage
- Allocated Parking Space

**Entrance**

uPVC entrance door to-

**Entrance Hallway**

Coved ceiling. Radiator. Door to-

**Utility Room**

Plumbing and space for washing machine and tumble dryer. Radiator. Double glazed window.

**Lounge**

24'8 x 11'1 (7.52m x 3.38m)

Radiator. TV point. Understairs cupboard. Double glazed window to front aspect.

**Wonderful Open Plan Fitted Kitchen**

14'7 x 10'1 (4.45m x 3.07m)

Modern range of fitted wall and base units. Quartz worktop with inset ceramic sink with mixer tap. Built in gas hob and electric oven with stainless steel extractor cookerhood. Integrated fridge freezer and dishwasher. Part tiled walls. Double glazed window and door to garden.

**Stairs from Ground to First Floor Landing:**

Built in cupboard with fixed shelving. Loft hatch (not inspected).

**Bedroom 1**

12'10 x 8'1 (3.91m x 2.46m)

Radiator. Coved ceiling. Double glazed window to front aspect.

**Bedroom 2**

11'4 x 8'1 (3.45m x 2.46m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

**Bedroom 3**

8'4 x 6'3 (2.54m x 1.91m)

Radiator. Coved ceiling. Double glazed window to front aspect.

**Modern Bathroom/WC**

Refitted white suite comprising of P-Shaped bath with chrome mixer tap, shower screen and shower with rainwater showerhead. Vanity unit with low level WC with concealed cistern. Wash hand basin with chrome mixer tap and cupboards below. Tiled walls and flooring. Chrome heated towel rail. Extractor fan. Inset spotlights. Frosted double glazed window.

**Outside**

The rear garden is laid to lawn and patio with mature shrubs and gated rear access. There is an allocated parking space to the rear and a lock up garage with an up and over door.

EPC = C.

Council Tax Band = D.