

 3 Bedroom 1 Reception 1 Bathroom

Freehold

**£245,000**

## 71 Croxden Way, Eastbourne, BN22 0UH

Located in Willingdon Trees and within easy reach of nearby shops and schools, this three bedroomed end of terrace house has a delightful Southerly facing rear garden. Having a kitchen/dining room and separate sitting room, the property also benefits from a bathroom/wc and double glazing. Gas fired central heating and radiators extend to most areas and the property is considered in need of modernisation and refurbishment. Hampden Park Village high street shops and the mainline railway station are also within approximately half a mile distant.



**Main Features**

- End Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Bathroom/WC
- Garden
- CHAIN FREE

**Entrance**

Double glazed sliding door to-

**Entrance Porch**

Double glazed window. Frosted double glazed door to-

**Entrance Hallway**

Radiator. Two store cupboards. Carpet.

**Cloakroom**

Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

**Kitchen/Dining Room**

15'5 x 8'8 (4.70m x 2.64m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding work surfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Range of wall mounted units. Wall mounted gas boiler. Space and plumbing for washing machine. Radiator. Double glazed window to front aspect.

**Sitting Room**

14'7 x 10'4 (4.45m x 3.15m)

Radiator. Carpet. Understairs cupboard. Double glazed window to rear aspect. Door to rear lobby. Double glazed door to rear garden.

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

Radiator. Airing cupboard. Store cupboards. Access to loft (not inspected).

**Bedroom 1**

13'5 x 10'11 (4.09m x 3.33m)

Carpet. Double glazed window to front aspect.

**Bedroom 2**

12'7 x 8'7 (3.84m x 2.62m)

Carpet. Double glazed window to rear aspect.

**Bedroom 3**

9'8 x 8'9 (2.95m x 2.67m)

Carpet. Double glazed window to rear aspect.

**Bathroom/WC**

Panelled bath. Wall mounted wash hand basin. Low level WC. Part tiled walls. Carpet. Frosted double glazed window.

**Outside**

There is a secluded and Southerly facing lawned rear garden with surrounding hedgerow.

**Agents Note:**

There is a nominal management charge payable for maintenance – details to follow.

**Council Tax Band = B**

**EPC = D**