



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.



71 Croxden Way, Eastbourne, BN22 0UH

Freehold

£245,000

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

www.town-property.com | E. info@town-property.com | T. 01323 416600

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.