



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£254,950



9 Bodiam Crescent, Eastbourne, BN22 9HQ

A spacious and well presented three double bedroom extended end of terrace home, offered chain free and ready to move into. The property features a front lounge, a generous full-width L-shaped kitchen diner created by the extension and the convenience of two WCs, one on each floor. Outside, there is a driveway providing side by side parking for two cars, while the home is clean, tidy and ideal for families or buyers seeking space and practicality. Enjoying a desirable Hampden Park location, the property backs onto allotments, offering a leafy green outlook and a good degree of privacy. Well positioned close to local shops, everyday amenities and Hampden Park station, this home combines a peaceful setting with excellent convenience and transport links.

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Main Features

- Extended End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Bathroom & Separate WC
- Patio Rear Garden
- Driveway
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Radiator. Double glazed windows. Inner double glazed door to-

Hallway
Radiator. Stairs to first floor.

Cloakroom
Low level WC. Wash hand basin. Understairs storage. Extractor fan. Part tiled walls.

Lounge
14'10 x 12'0 (4.52m x 3.66m)
Radiator. Electric fireplace. Double glazed window to front aspect. Door to-

Kitchen/Dining Room
17'5 x 7'11 / 7'7 x 7'0 (5.31m x 2.41m / 2.31m x 2.13m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit. Space for cooker and upright fridge freezer. Space and plumbing for washing machine. Two radiators. Double glazed windows to rear and side aspect. Double glazed door to garden. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected).

Bedroom 1
13'8 x 9'10 (4.17m x 3.00m)
Radiator. Fitted wardrobe. Double glazed windows to front aspect.

Bedroom 2
9'11 x 9'7 (3.02m x 2.92m)
Radiator. Access to airing cupboard. Double glazed window to rear aspect.

Bedroom 3
10'5 x 7'3 (3.18m x 2.21m)
Radiator. Double glazed window to front aspect.

Bathroom
Mobility bath with shower over. Pedestal wash hand basin. Radiator. Tiled walls. Frosted double glazed window.

Cloakroom
Low level WC. Frosted double glazed window.

Outside
The low maintenance paved rear garden has a timber built lean to for storage, mature plants and shrubbery, a shed and gated rear access.

Parking
A driveway to the front of the property provides off road parking.

EPC = B