TOWN PROPERTY

01323 412200

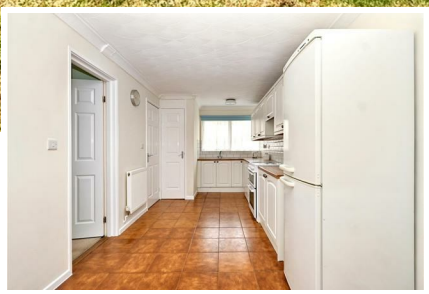
Freehold

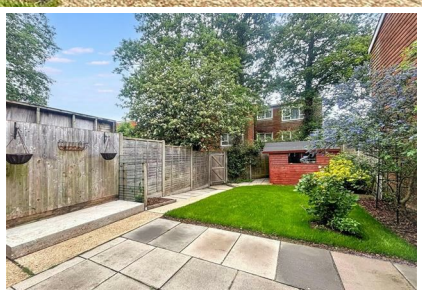
3 Bedroom | 1 Reception | 1 Bathroom

## Guide Price
## £250,000 - £260,000









# 102 Croxden Way, Eastbourne, BN22 0UJ

*** GUIDE PRICE £250,000 - £260,000 ***
A well presented three bedroom semi detached house that is being sold chain free. Situated in Willingdon Trees the house benefits from a spacious fitted kitchen/dining room, ground floor cloakroom and lounge. The first floor comprises of three bedrooms and a shower room. The well maintained rear garden is laid to lawn and patio. Local shops can be found nearby at Freshwater Square and Hampden Park High Street with its mainline railway station is also nearby. An internal inspection comes highly recommended.

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Freehold

# 102 Croxden Way, Eastbourne, BN22 0UJ

# Guide Price £250,000 - £260,000

## Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Shower Room/WC
- Landscaped Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

### Entrance
Double glazed front door to-

### Hallway
Radiator. Built in cupboard with fixed shelving. Understairs cupboard. Tiled flooring.

### Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

### Lounge
12'2 x 11'1 (3.71m x 3.38m)
Radiator. Coved ceiling. Wall mounted electric fire. Double glazed window to rear aspect.

### Kitchen/Dining Room
20'7 x 8'2 (6.27m x 2.49m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker and upright fridge freezer. Extractor hood. Space and plumbing for dishwasher. Larder cupboard. Tiled flooring. Radiator. Double glazed windows to front and rear aspects. Double glazed door to garden.

### Stairs from Ground to First Floor Landing
Cupboard housing gas boiler. Further built in cupboard. Loft access (not inspected).

### Bedroom 1
15'1 x 8'0 (4.60m x 2.44m)
Radiator. Double glazed window to rear aspect.

### Bedroom 2
15'0 x 7'8 (4.57m x 2.34m)
Radiator. Double glazed window to rear aspect.

### Bedroom 3
12'3 x 4'9 (3.73m x 1.45m)
Radiator. Double glazed window to rear aspect.

### Shower Room/WC
White suite comprising of corner shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls and flooring. Heated towel rail.

### Outside
The rear garden is laid to patio and lawn with mature shrubs and gated rear access.

### AGENTS NOTE:
There is a monthly estate charge of £22 per month.

### COUNCIL TAX BAND = B

### EPC = D



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.