

 3 Bedroom 1 Reception 1 Bathroom**£310,000**

## 119 Cavalry Crescent, Eastbourne, BN20 8RL

Conveniently located in Old Town within close walking distance of schools that serve all age groups, and the bustling Albert shopping parade, this bay fronted home is being sold chain free. Arranged with three first floor double bedrooms, there is a spacious sitting room and both a fitted kitchen and modern ground floor bathroom/wc. In addition, the property has double glazing and gas fired central heating a radiators that extend throughout and a driveway to the front provides invaluable off street parking, whilst a lawned garden to the rear enjoys a westerly aspect. St. Elizabeth's Church and bus services into town also run along Victoria Drive which is just yards away.



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## Main Features

- Terraced House
- 3 Double Bedrooms
- Sitting Room
- Ground Floor Modern Bathroom/WC
- Kitchen
- Landscaped Garden
- Covered Patio Area
- Off Street Parking
- Gas Central Heating
- Double Glazing

### Entrance

Covered entrance. Front door to -

### Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to side.

### Modern Ground Floor Bathroom/WC

Suite comprising panelled bath and mixer tap with wall mounted shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Wood laminate flooring. Xpelair. Frosted double glazed window.

### Sitting Room

12'8 x 12'0 (3.86m x 3.66m )

Double glazed window to front. Radiator. Wood laminate flooring.

### Kitchen

11'10 x 6'8 (3.61m x 2.03m )

Range of units comprising single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces and upstands having cupboards and drawers under. Space for gas cooker and fridge/freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. Range of wall mounted units. Wood laminate flooring. Wall mounted gas boiler. Xpelair. Double glazed window to rear. Double glazed stable door to rear.

### Stairs from Ground to First Floor Landing

Access to loft with fold down ladder (not inspected).

### Bedroom 1

20'3 x 9'10 (6.17m x 3.00m )

Double glazed window to front. Built in wardrobes. Radiator. Carpet. Feature fireplace.

### Bedroom 2

10'7 x 7'7 (3.23m x 2.31m )

Double glazed window to rear. Built in wardrobes. Radiator. Carpet.

### Bedroom 3

10'4 x 8'10 (3.15m x 2.69m )

Double glazed window to rear. Airing cupboard. Radiator. Carpet.

### Outside

EPC = C

Council Tax Band = B