



TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

£259,950



102 Croxden Way, Eastbourne, BN22 0UJ

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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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.

COUNCIL TAX BAND = B