

HUNT FRAME

ESTATE AGENTS



33 Percival Crescent, Eastbourne, BN22 9JY

£280,000



THREE BEDROOMED MID TERRACED FAMILY HOUSE situated on a walkway within the Hampden Park area of Eastbourne. Enjoying SURPRISINGLY SPACIOUS ACCOMMODATION across two floors with the added benefit of a LARGE CONSERVATORY to the rear aspect. In brief the property has a SITTING ROOM and KITCHEN to the ground floor with THREE BEDROOMS and a BATHROOM to the first floor. The rear garden is of a good size and enjoys a wooded outlook.

Local shopping facilities can be found within nearby Hampden Park village which also has a mainline station. Eastbourne town centre with its extensive shopping and leisure amenities is approximately four and a half miles distant.



ENTRANCE PORCH

With UPVC double glazed front door with matching double glazed windows to the front and side elevations. Vinyl flooring

ENTRANCE HALL

Vinyl flooring. Radiator.

SITTING ROOM

Wood effect laminate flooring. UPVC double glazed window to front elevation. Electric fire with ornamental hearth;. Large storage cupboard. Radiator.

KITCHEN/BREAKFAST ROOM

Range of wall and base mounted units with complementary work surface over. Inset stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine, further space for freestanding cooker.. Ceiling lighting. Radiator. Space for upright fridge freezer. Storage recess. Door giving access to:

CONSERVATORY

Wood effect flooring. Double glazed windows and doors overlooking and leading to rear garden

FIRST FLOOR LANDING

Staircase rising to the first floor landing. Radiator.

BEDROOM ONE

Double glazed window to front. Radiator. Built-in storage cupboard. Space for furniture.

BEDROOM TWO

UPVC double glazed window to rear. Radiator. Views over adjacent woodland and fields beyond.

BEDROOM THREE

Window to front. Radiator. Storage cupboard.

BATHROOM

Double glazed patterned windows to rear. Suite comprising panelled bath with shower unit. Low level WC. Wash hand basin vanity unit with cupboard and tiled splashbacks.

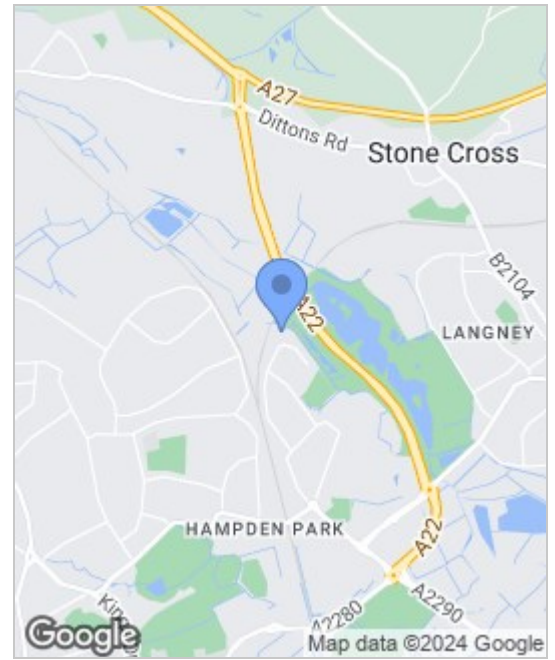
REAR GARDEN

Being spacious with paved terrace adjacent to the conservatory with fenced boundaries. Second large paved terrace leading to the rear boundary. Slate display

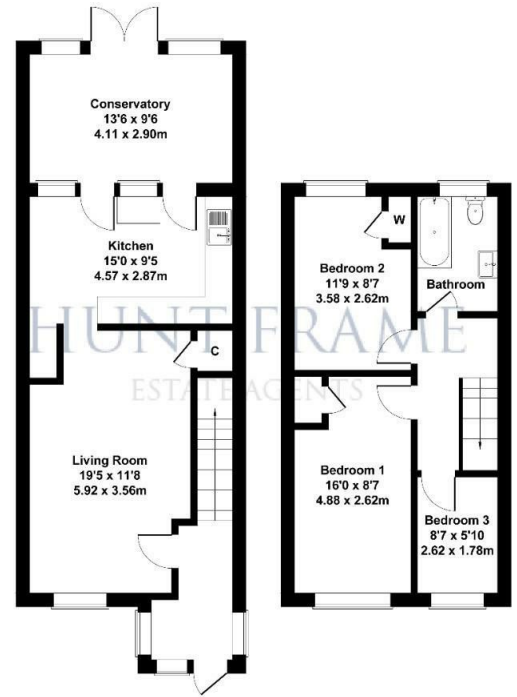
area. Gated rear access. Large timber storage shed.

FRONT GARDEN

Predominantly laid to lawn. Path to front door.



33 Percival Crescent
Approximate Gross Internal Area
1067 sq ft - 99 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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