



**Percival Crescent, Eastbourne BN22 9JX**



**welcome to**

**Percival Crescent, Eastbourne**

A well-presented two bedroom semi detached bungalow with garage and off-road parking situated in the popular Hampden Park location close to many local amenities.



### Entrance Porch

Double glazed door to the front aspect.

### Lounge

13' 9" plus recess x 10' 8" into recess ( 4.19m plus recess x 3.25m into recess )

Double glazed bay window to the front aspect.

Electric fire place. Radiator.

### Kitchen

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Breakfast bar. Radiator. Double glazed window to the front aspect. Double glazed door leading to:

### Lean To Conservatory

Door to the front and rear aspect. Door leading to garage.

### Bedroom 1

13' 9" x 10' 8" ( 4.19m x 3.25m )

Double glazed window to the rear aspect. Radiator.

### Bedroom 2

11' 11" x 8' 5" plus recess ( 3.63m x 2.57m plus recess )

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head rainfall shower attachment. Low level W.C. Wash hand basin. Electric heater. Window to the side aspect.

### Rear Garden

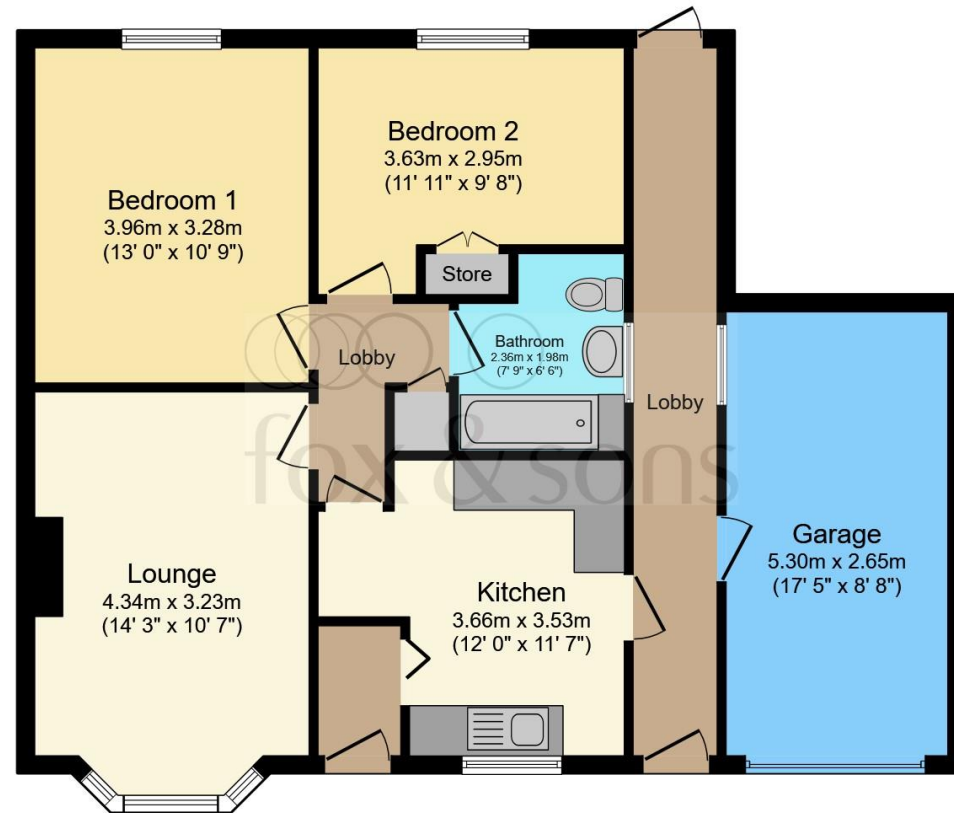
Mostly laid to lawn with patio area. Garden shed.

Door leading to the lean to conservatory.

### Garage

Up and over door. Power and lighting.

### Off Street Parking



Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Percival Crescent, Eastbourne

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE
- OFF ROAD PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**



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Please note the marker reflects the  
postcode not the actual property



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