



**Crawley Crescent, Eastbourne BN22 9RN**



**welcome to**

## **Crawley Crescent, Eastbourne**

A spacious two bedroom semi detached house occupying an extremely generous corner plot garden in this sought after cul-de-sac in Hampden Park. This spacious accommodation has undergone recent refurbishment from the current owner. Internal viewings are highly advised.



### Entrance Hall

Composite door to the front aspect. Radiator. Double glazed window to the side aspect. Oak stairs leading to the first floor landing.

### Lounge

15' 1" into recess x 11' 3" ( 4.60m into recess x 3.43m )  
Double glazed window to the front aspect. Open fire place. Radiator.

### Dining Room

9' 2" x 7' 5" ( 2.79m x 2.26m )  
Double glazed window to the rear and side aspect. Under stairs cupboard. Radiator.

### Kitchen

9' 1" x 10' 7" max ( 2.77m x 3.23m max )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Electric oven and hob. Larder cupboards. Double glazed window and door to the rear aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access. Double glazed window to the side aspect.

### Bedroom 1

14' plus recess x 11' 2" ( 4.27m plus recess x 3.40m )  
Double glazed window to the front aspect. Radiator. Built in wardrobe.

### En - Suite

Comprising a shower cubicle with over head rainfall shower attachment. Wash hand basin. Extractor fan. Vanity unit.

### Bedroom 2

11' 10" x 9' 1" ( 3.61m x 2.77m )  
Double glazed window to the rear aspect. Radiator.

### Bathroom

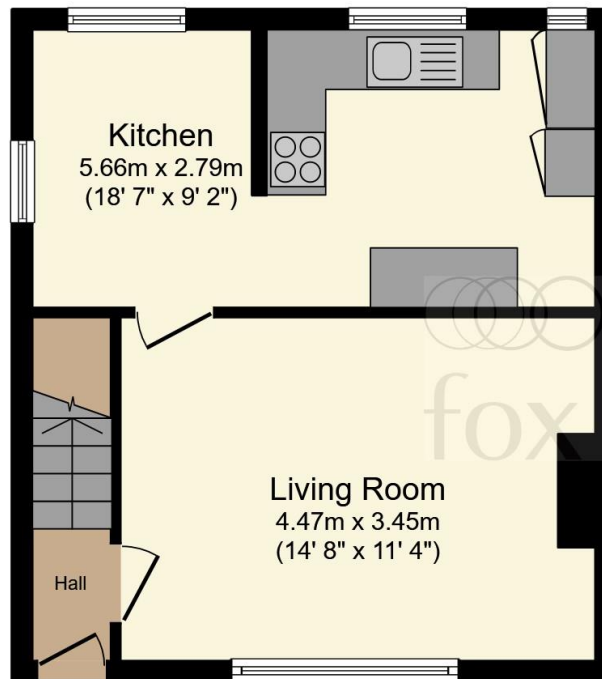
Comprising a bath with mixer taps and over head shower rainfall shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to the rear aspect.

### Rear Garden

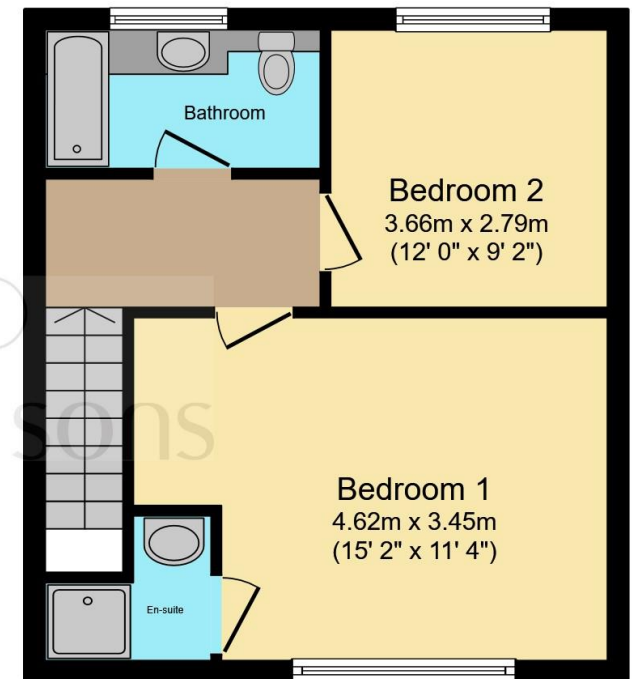
Being mainly laid to lawn with brick built out building with toilet. Green house. Timber workshop.

### Work Shop

Timber work shop.



Ground Floor



First Floor

Total floor area 71.9 m<sup>2</sup> (774 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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## Crawley Crescent, Eastbourne

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- CORNER PLOT
- REFURBISHED BY CURRENT OWNERS
- EN - SUITE

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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