



**Royal Sussex Crescent, Eastbourne BN20 8RG**



**welcome to**

**Royal Sussex Crescent, Eastbourne**

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Spacious & well-presented three bedroom semi-detached house. Close to good schools, local shops & bus routes. Benefiting from two bathrooms, two reception rooms, generous gardens & driveway.



### Entrance Hall

Door leading into entrance hall with under stairs cupboard and radiator.

### Living Room

12' 11" x 10' 10" ( 3.94m x 3.30m )

Double glazed window to the front aspect, radiator and TV point.

### Dining Room

12' x 9' 11" ( 3.66m x 3.02m )

Double glazed bay window to the front aspect, radiator, feature fire place and engineered wood flooring.

### Kitchen

14' x 6' 11" ( 4.27m x 2.11m )

Fitted kitchen comprising wall and base units with work surface over, integrated stainless steel sink and drainer, tiled splashback, integral oven, gas hob with cooker hood over, space for washing machine and fridge freezer, central heating boiler, door to the garden and double glazed window to the rear aspect.

### Shower Room

Newly fitted comprising walk in shower cubicle, heated towel rail and double glazed window to the rear aspect.

### Landing

Stairs rising from the entrance hall to the first floor landing with airing cupboard, double glazed window to the side aspect and loft access with loft ladder.

### Bedroom 1

12' 7" x 11' 7" ( 3.84m x 3.53m )

Double glazed window to the front aspect, radiator and fitted wardrobe.

### Bedroom 2

11' x 7' 5" ( 3.35m x 2.26m )

Double glazed window to the rear aspect and radiator.

### Bedroom 3

9' 11" x 9' 7" ( 3.02m x 2.92m )

With newly laid carpet, double glazed window to the front aspect and radiator.

### Bathroom

Comprising panel enclosed bath with mixer taps, vanity sink, heated towel rail and double glazed window to the rear.

### Separate Wc

With WC, wash hand basin with tiled splashback and double glazed window to the side aspect.

### Front Garden

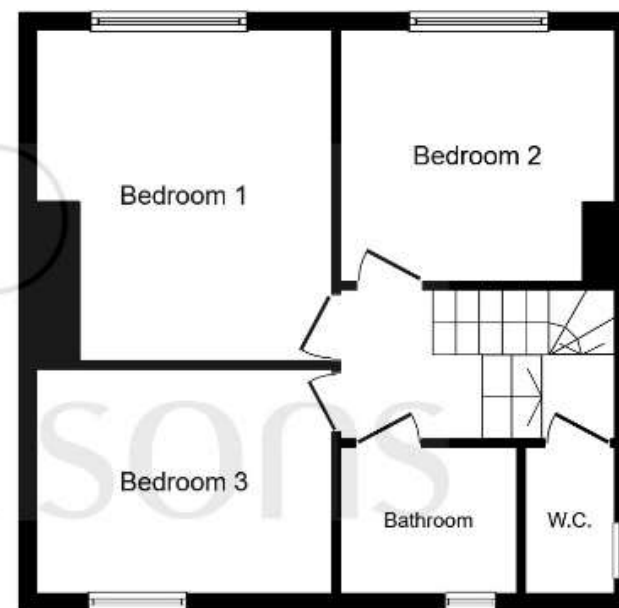
Driveway to the front with area of lawn.

### Rear Garden

Generous garden on corner plot with patio seating area leading onto lawn with mature shrubs and shed.



Ground Floor



First Floor

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). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Royal Sussex Crescent, Eastbourne

- Three Bedroom Semi-Detached House
- Large Corner Plot
- Two Reception Rooms
- Two Bathrooms
- Sought After Old Town Area

Tenure: Freehold EPC Rating: D

**£250,000**



Please note the marker reflects the postcode not the actual property

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