



**Queens Crescent, Eastbourne BN23 6JS**

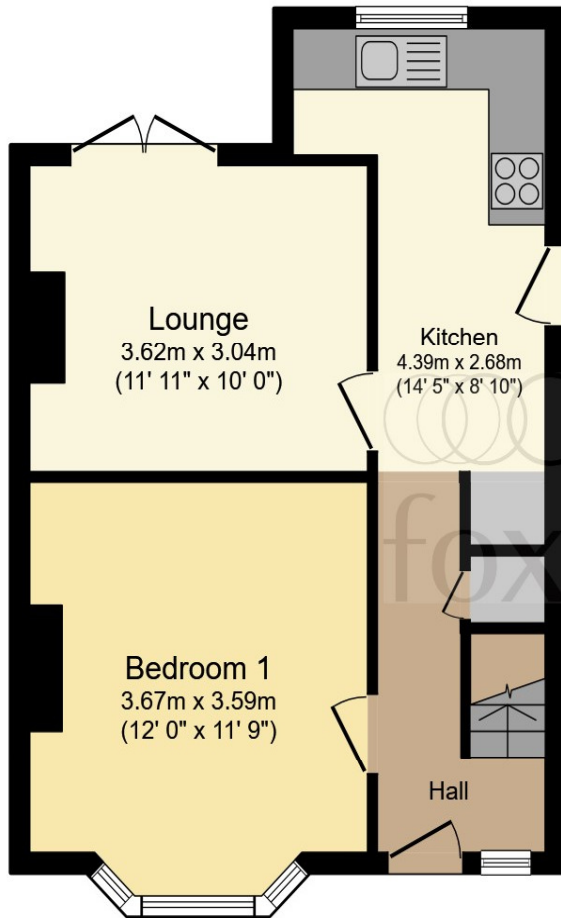


**welcome to**

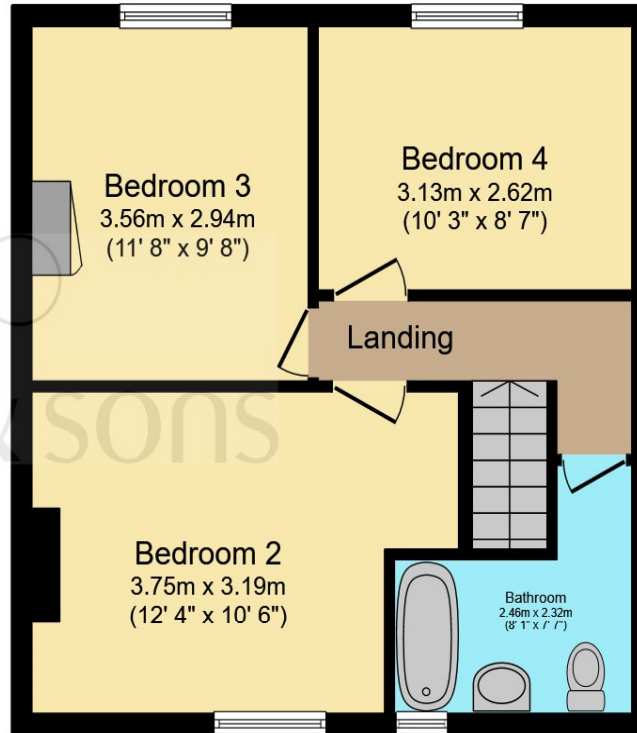
**Queens Crescent, Eastbourne**

\*\*\* GUIDE PRICE £300,000-£325,000\*\*\* three-bedroom home situated in the highly sought-after St Anthony's area of Eastbourne ideally located close to Tollgate School, major supermarkets, and local amenities this well-presented property offers a spacious and inviting living space.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge( Currently Bedroom 1)**

12' x 11' ( 3.66m x 3.35m )

**Dining Rom ( Currently Lounge)**

11' 11" x 10' ( 3.63m x 3.05m )

**Kitchen**

14' 5" x 8' 10" ( 4.39m x 2.69m )

**Storage Cupboard**

**Stairs To First Floor**

**Bedroom**

12' 4" x 10' 6" ( 3.76m x 3.20m )

**Bedroom**

11' 8" x 9' 8" ( 3.56m x 2.95m )

**Bedroom**

10' 3" x 8' 7" ( 3.12m x 2.62m )

**Bathroom**

**Rear Gaden**

**Off Road Parking**

Total floor area 85.1 m<sup>2</sup> (916 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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## Queens Crescent, Eastbourne

- Sought-After St Anthony's Location
- Impressive 80ft Rear Garden
- Ideal for Families, First-Time Buyers & Investors
- Off-Road Parking
- Close to Tollgate School & Major Supermarkets

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111266](https://fox-and-sons.co.uk/Property/LGL111266)



Property Ref:  
LGL111266 - 0005

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