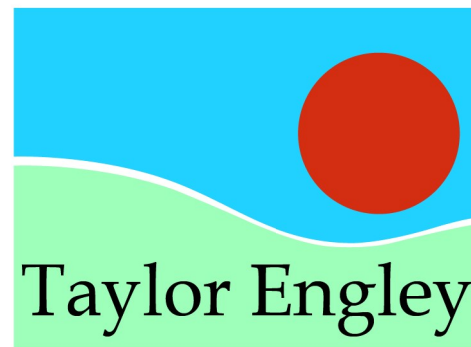


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**  
**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**22 The Crescent, Old Town, Eastbourne, East Sussex, BN20 8PU**  
**Price £279,950 Freehold**

Situated in the favoured Old Town area of Eastbourne, this well presented terraced house offers a charming sitting room with feature fireplace and bay window to front, kitchen/breakfast room, two double bedrooms and a spacious shower room. This property is perfect for small families, couples, or individuals seeking a comfortable home. There is an attractive garden to rear and driveway to front. The location is particularly advantageous, as it is situated close to local shops and schools, making daily errands and family life more manageable. EPC = C





**ENTRANCE HALL \* LOUNGE \* KITCHEN/BREAKFAST ROOM \* TWO DOUBLE BEDROOMS \*  
SPACIOUS SHOWER ROOM \* DRIVEWAY \* GARDEN**



## **ENTRANCE HALL**

Radiator, understairs storage cupboard.

## **LOUNGE**

15' x 11'11" in to bay (4.57m x 3.63m in to bay)

Feature fireplace, double glazed bay window with outlook to front, radiator.

## **KITCHEN/BREAKFAST ROOM**

17'10" x 7'6" (5.44m x 2.29m)

Fitted with a range of matching wood effect cupboards and drawers, worksurfaces, space and plumbing for washing machine, one and a half bowl sink unit, built-in double oven and gas hob with extractor hood over, space for fridge freezer, radiator, three double glazed windows overlooking the rear garden, dining area, door to rear garden.

From the entrance hall stairs rise to the first floor landing with radiator and hatch to loft space (with fitted ladder and light).

## **BEDROOM ONE**

14'11" x 9'8" max (4.55m x 2.95m max)

Two double glazed windows with outlook to front, two radiators, built-in wardrobe cupboard.

## **BEDROOM TWO**

10'7" x 8'5" (3.23m x 2.57m)

Radiator, double glazed window with outlook to rear.

## **SHOWER ROOM**

9'1" x 7'7" (2.77m x 2.31m)

White suite comprising large walk-in shower cubicle, washbasin, low level WC, built-in cupboard housing the gas boiler, double glazed window to rear, heated towel rail.

## **DRIVEWAY**

Off road parking to front.

## **GARDEN**

Paved rear garden with well stocked flowerbeds, gate to right of access over the neighbouring property.

## **COUNCIL TAX BAND:**

Council Tax Band B.

## **BROADBAND AND MOBILE PHONE**

### **CHECKER:**

For broadband and mobile phone information please see the following website:

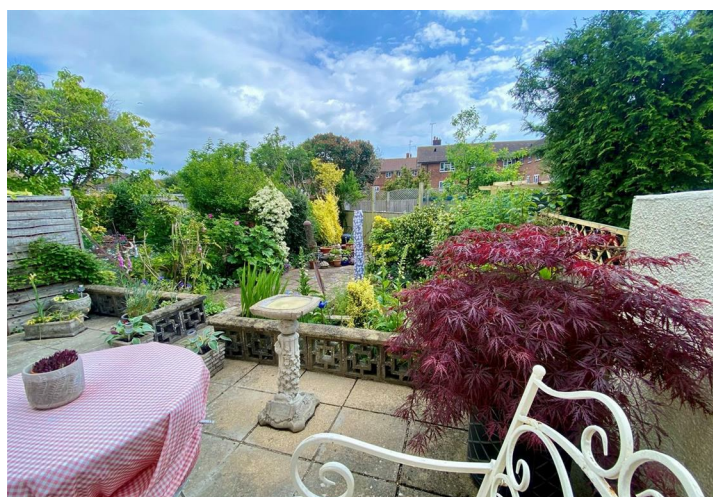
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### **FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

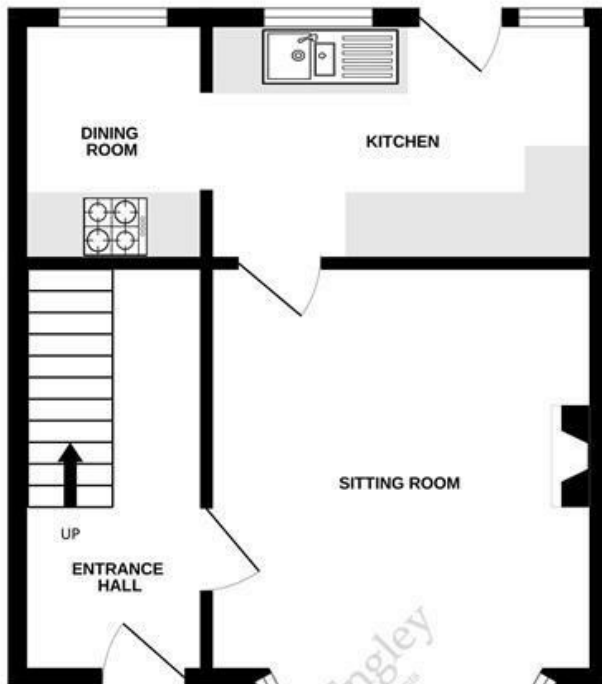
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.

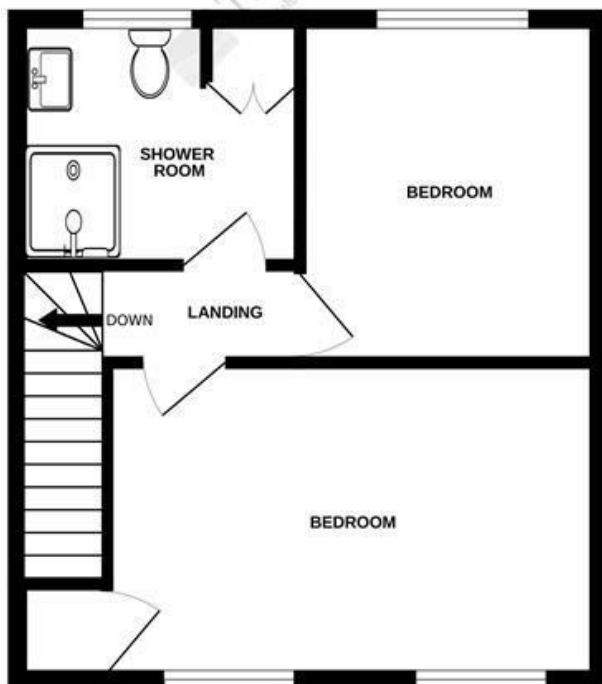




GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**