



TOWN PROPERTY



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Freehold

 3 Bedroom  1 Reception  1 Bathroom

£309,950



15 Crawley Crescent, Eastbourne, BN22 9RN

Conveniently located in West Hampden Park, just a short walk from nearby schools and the Village High Street shops and mainline railway station, this semi detached house has three bedrooms. In addition to a sitting/dining room, there is a fitted kitchen/breakfast room, bathroom/wc and a useful cloakroom whilst a driveway to the front provides off street parking for at least two vehicles. To the rear is a lovely Southerly facing garden laid to lawn and Indian sandstone patio with planted borders. Double glazing and gas fired central heating and radiators extend throughout.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Southerly Facing Garden
- Off Street Parking for at least 2 Vehicles

Entrance

Covered entrance with frosted double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard.

Cloakroom

Low level WC. Wall mounted wash hand basin. Part tiled walls. Wall mounted gas boiler. Frosted double glazed window.

Sitting/Dining Room

17'10 x 10'11 (5.44m x 3.33m)

Radiator. Decorative fireplace with mantel above. Wood laminate flooring. Double glazed window to front aspect. Double glazed double doors to rear.

Kitchen/Breakfast Room

14'2 x 11'2 (4.32m x 3.40m)

Range of units comprising of bowl and a half single drainer sink unit and surrounding work surfaces with part tiled walls and cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Extractor. Double glazed windows to rear and side aspects. Double glazed door to rear.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft with ladder (not inspected).

Bedroom 1

11'2 x 11'2 (3.40m x 3.40m)

Radiator. Carpet. Double glazed windows to rear and side aspects.

Bedroom 2

10'10 x 10'8 (3.30m x 3.25m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

9'7 x 6'9 (2.92m x 2.06m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There is a lovely Southerly facing rear garden which is laid to lawn and Indian sandstone patio and planted borders. With gated side access, a brick built store shed provides useful storage.

Parking

There is off street parking to the front for at least two vehicles.

Council Tax Band = B