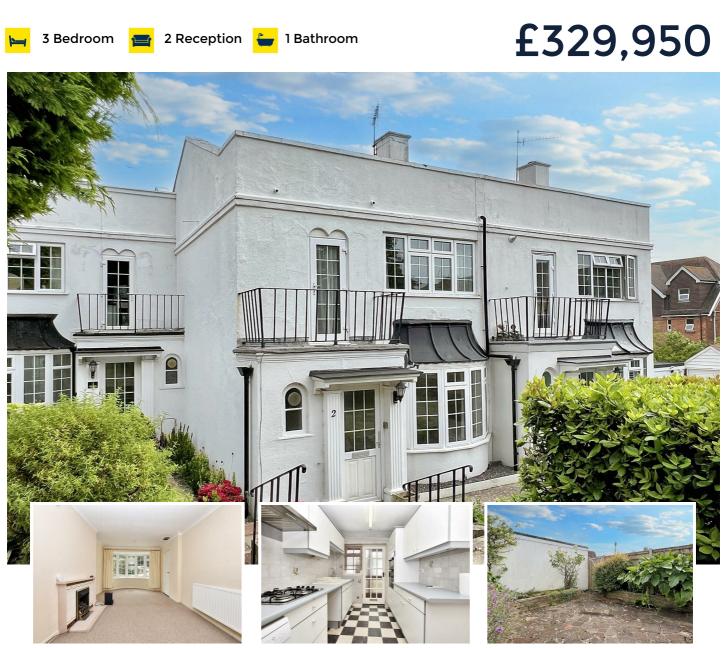


Freehold



2 The Croft, 10 St. Annes Road, Eastbourne, BN21 2DL

Being sold CHAIN FREE, this Regency style end terraced house in Upperton has three bedrooms and a front facing balcony. There is a bay fronted sitting room/dining room and a fitted kitchen that leads to a rear porch. In addition, there is a useful ground floor cloakroom and a first floor bathroom/wc. Double glazing and gas fired central and radiators extend throughout and patio gardens are arranged to the front and rear. A garage (No.7), is located in an adjacent block close by. The town centre with its mainline railway station, Beacon shopping centre and picturesque seafront is within close walking distance. Some updated is required.

Freehold

2 The Croft, 10 St. Annes Road, Eastbourne, BN21 2DL

£329,950

Main Features	Entrance Frosted double glazed door to-
 Regency Style End Terraced House 	Entrance Lobby Inner door to- Entrance Hallway
• 3 Bedrooms	Radiator. Store cupboard. Carpet. Cloakroom
	Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Frosted window.
CloakroomSitting Room	Sitting Room 18'4 x 10'4 (5.59m x 3.15m) Radiator. Tiled fireplace with surround, mantel above and inset gas fire. Carpet. Double glazed window to front aspect.
Dining Room	
• Kitchen	Dining Room 9'1 x 8'9 (2.77m x 2.67m) Radiator. Carpet. Sliding double glazed double doors to garden.
Bathroom/WC	Kitchen 9'1 x 7'4 (2.77m x 2.24m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level and grill. Integrated refrigerator. Wall mounted units. Extractor. Space and plumbing for washing machine and dishwasher. Understairs cupboard. Space for freezer. Window to rear. Door to- Rear Porch 6'66 x 1'92 (1.83m x 0.30m) Window to rear aspect.
• Patio Garden	
• Garage in Block	
Balcony from	
Bedroom 3	
	Stairs from Ground to First Floor Landing: Airing cupboard housing gas boiler. Access to loft with ladder (not inspected).
	Bedroom 1 13'11 x 10'4 (4.24m x 3.15m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	Bedroom 2 9'2 x 8'9 (2.79m x 2.67m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 3/Study 8'10 x 6'3 (2.69m x 1.91m) Radiator. Carpet. Doubel glazed door to front aspect leading to balcony.
	Bathroom/WC Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled walls. Frosted double glazed window.
	Outside There are patio gardens to the front and rear. The rear are secluded and have raised borders and gated access.
	Garage (No. 7 in Adjacent Block) There is a single garage in a nearby block (No. 7). Up and over door.
	Council Tax Band = D
	EPC = D
www.town-property.com E. info@town-property.com T. 01323 412200	
We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you	

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.