



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 2 Reception 1 Bathroom

£329,950



## 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.

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<b>Main Features</b>	<b>Entrance</b> Frosted double glazed door to-
• <b>Regency Style</b>	<b>Entrance Lobby</b> Inner door to-
<b>End Terraced House</b>	<b>Entrance Hallway</b> Radiator. Store cupboard. Carpet.
• <b>3 Bedrooms</b>	<b>Cloakroom</b> Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Frosted window.
• <b>Cloakroom</b>	<b>Sitting Room</b> 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.
• <b>Sitting Room</b>	
• <b>Dining Room</b>	<b>Dining Room</b> 9'1 x 8'9 (2.77m x 2.67m) Radiator. Carpet. Sliding double glazed double doors to garden.
• <b>Kitchen</b>	
• <b>Bathroom/WC</b>	<b>Kitchen</b> 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-
• <b>Patio Garden</b>	
• <b>Garage in Block</b>	
• <b>Balcony from Bedroom 3</b>	<b>Rear Porch</b> 6'66 x 1'92 (1.83m x 0.30m) Window to rear aspect.
	<b>Stairs from Ground to First Floor Landing:</b> Airing cupboard housing gas boiler. Access to loft with ladder (not inspected).
	<b>Bedroom 1</b> 13'11 x 10'4 (4.24m x 3.15m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	<b>Bedroom 2</b> 9'2 x 8'9 (2.79m x 2.67m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	<b>Bedroom 3/Study</b> 8'10 x 6'3 (2.69m x 1.91m) Radiator. Carpet. Double glazed door to front aspect leading to balcony.
	<b>Bathroom/WC</b> 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.
	<b>Outside</b> There are patio gardens to the front and rear. The rear are secluded and have raised borders and gated access.
	<b>Garage (No. 7 in Adjacent Block)</b> There is a single garage in a nearby block (No. 7). Up and over door.
	<b>Council Tax Band = D</b>
	<b>EPC = D</b>

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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 (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to 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.