



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£390,000



33 Sancroft Road, Eastbourne, BN20 8HA

Backing directly onto Old Town recreation ground, this bay fronted semi detached house has three bedrooms and two ground floor receptions with off street parking to the front for two cars. Being sold CHAIN FREE, there is a lovely rear garden which extends to approximately 100' in length and further benefits include a cloakroom and a bathroom/wc. Double glazing and gas fired central heating and radiators extend throughout. Local schools, shops in the busy Albert shopping parade and bus services into town can all be found nearby. The South Downs is also within walking distance.



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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Bath & Shower Room/WC
- Garden backing onto Old Town Recreational Ground
- Driveway
- CHAIN FREE

Entrance

Radiator. Understairs cupboard. Wood laminate flooring. Frosted double glazed window.

Cloakroom

Low level WC. Frosted double glazed window.

Sitting Room

12'8 x 12'2 (3.86m x 3.71m)

Radiator. Wood laminate flooring. Fireplace with ornate surround and inset open fire. Double glazed window to front aspect.

Dining Room

13'8 x 10'8 (4.17m x 3.25m)

Radiator. Double glazed doors to rear aspect.

Kitchen

10'3 x 8'6 (3.12m x 2.59m)

Tiled flooring. Double glazed window to rear aspect. Understairs cupboard. Door to side.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected). Frosted double glazed window to front aspect.

Bedroom 1

13'6 x 11'5 (4.11m x 3.48m)

Radiator. Exposed wooden flooring. Double glazed window to rear aspect.

Bedroom 2

12'7 x 11'7 (3.84m x 3.53m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

8'8 x 7'7 (2.64m x 2.31m)

Radiator. Carpet. Double glazed window to front aspect.

Bath & Shower Room/WC

Panelled whirlpool bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There is a lovely lawned and patio rear garden backs onto Old Town recreation ground and has gated side access.

Parking

There is off street parking to the front for two cars.

Council Tax Band = D