



Freehold

🚄 3 Bedroom 1 Reception 🖕 2 Bathroom





50 Croxden Way, Eastbourne, BN22 OUJ

Three bedroom family home with a bathroom, separate shower room and separate WC. Being sold with no onward chain and ideally situated in Willingdon Trees with nearby Hampden Park train station, local schools and amenities. The house comprises of; lounge, kitchen, ground floor shower room, family sized enclosed rear garden, three bedrooms to the first floor with a bathroom and separate WC. In addition to being sold chain free, further benefits include a newly installed gas central heating boiler, double glazing throughout and solar panels for improved energy efficiency.

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£259,950

Main Features	Entrance Double glazed front door to-
 Terraced House 	 Lounge I4'4 x 14'2 (4.37m x 4.32m) Two radiators. Understairs cupboard. Carpet. Double glazed window to front aspect. Kitchen I1'3 x 8'3 (3.43m x 2.51m) Range of wall and base units, surrounding worktops with inset stainless steel double sink unit and drainer. Space and plumbing for washing machine. Space for fridge freezer and cooker. Part tiled walls. Double glazed window and door to rear. Ground Floor Shower Room/WC Walk in shower cubicle with shower screen and wall mounted shower. Low level WC with concealed cistern. Wash hand basin. Radiator. Frosted double glazed
Three Bedrooms	
• Lounge	
• Kitchen	
Ground Floor Shower	
Room/WC	
Bathroom	
 Separate WC 	window.
• Lawned Rear Garden	Stairs from Ground to First Floor Landing Carpet. Radiator. Access to loft (not inspected).
• CHAIN FREE	Bedroom 1 13'8 x 11'4 (4.17m x 3.45m) Carpet. Radiator. Double glazed window to rear aspect.
	Bedroom 2 9'4 x 8'9 (2.84m x 2.67m) Carpet. Radiator. Double glazed window to front aspect.
	Bedroom 3 8'8 x 6'3 (2.64m x 1.91m) Carpet. Radiator. Storage over stairs. Double glazed window to front aspect.
	Bathroom Claw footed rolltop bath. Wash hand basin with mixer tap. Radiator. Double glazed window to rear aspect.
	WC Low level WC. Wash hand basin with mixer tap. Double glazed window to front aspect.
	Outside The rear garden is laid to lawn with fenced boundaries and gate for rear access. Solar panels (these are owned and not leased).
	EPC = A
	COUNCIL TAX BAND = 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 (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.