



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£259,950



50 Croxden Way, Eastbourne, BN22 0UJ

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.

50 Croxden Way,
Eastbourne, BN22 0UJ

£259,950

Main Features

- Terraced House
- Three Bedrooms
- Lounge
- Kitchen
- Ground Floor Shower Room/WC
- Bathroom
- Separate WC
- Lawned Rear Garden
- CHAIN FREE

Entrance

Double glazed front door to-

Lounge

14'4 x 14'2 (4.37m x 4.32m)

Two radiators. Understairs cupboard. Carpet. Double glazed window to front aspect.

Kitchen

11'3 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 window.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Access to loft (not inspected).

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