



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £264,500



### 33 Percival Crescent, Eastbourne, BN22 9JY

Three bedroom family home being sold CHAIN FREE, situated in a residential enclave of Hampden Park. With pedestrianised access to the front, the property comprises; large lawned front garden, bright and glazed entrance hallway, lounge to the front, full width kitchen diner to the rear which opens onto a conservatory and rear garden. The first floor offers superb views, three bedrooms and a modern family bathroom. Hampden Park is ideally located for Hampden Park train station, local schools and amenities including Hampden Retail Park and superstores.

33 Percival Crescent,  
Eastbourne, BN22 9JY

£264,500

<b>Main Features</b> <ul style="list-style-type: none"><li>• Well Presented Terraced House</li><li>• 3 Bedrooms</li><li>• Lounge</li><li>• Fitted Kitchen/Breakfast Room</li><li>• Double Glazed Conservatory</li><li>• Modern Bathroom/WC</li><li>• Double Glazing</li><li>• Gas Central Heating</li><li>• Paved Rear Garden</li></ul>	<b>Entrance</b> Double glazed front door to -
	<b>Hallway</b> Radiator. Double glazed windows to front and side aspects.
	<b>Lounge</b> 18'8 x 11'8 (5.69m x 3.56m ) 2 radiators. Electric fireplace. Understairs cupboard. Double glazed window to front aspect.
	<b>Fitted Kitchen/Breakfast Room</b> 14'10 x 8'11 (4.52m x 2.72m ) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine and dishwasher. Space for cooker. Radiator. Double glazed windows and doors to -
	<b>Double Glazed Conservatory</b> 13'6 x 9'7 (4.11m x 2.92m ) Brick & uPVC construction. Double glazed window s and doors to rear aspect.
	<b>Stairs from Ground to First Floor Landing:</b> Radiator. Storage cupboard above staircase. Loft access (not inspected).
	<b>Bedroom 1</b> 15'11 x 8'7 (4.85m x 2.62m ) Radiator. Built-in wardrobe. Double glazed window to front aspect.
	<b>Bedroom 2</b> 11'0 x 8'8 (3.35m x 2.64m ) Radiator. Cupboard housing boiler. Double glazed window to rear aspect.
	<b>Bedroom 3</b> 8'6 x 5'10 (2.59m x 1.78m ) Radiator. Double glazed window to front aspect.
	<b>Modern Bathroom/WC</b> Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Frosted double glazed window to rear aspect.
	<b>Outside</b> Rear Garden: Mainly laid to paving slabs with fenced boundaries and gate for rear access. Shed.
	Front Garden: Laid to lawn with pathway to front door.
	Council Tax Band = B
	EPC = C