



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£310,000 - £320,000



3 Bedroom



1 Reception



1 Bathroom



## 24 Gainsborough Crescent, Eastbourne, BN23 7NL

\*\*\*GUIDE PRICE £310,000 TO £320,000\*\*\*

Situated within the sought after Kent Estate in Langney, Eastbourne, this beautifully presented three bedroom semi detached home offers stylish, well proportioned accommodation ideal for families and professionals alike. The property boasts a recently updated, contemporary kitchen fitted with a range of quality integrated appliances. The spacious lounge provides a bright and welcoming setting, while upstairs you will find three well sized bedrooms served by a family bathroom and separate WC. Further benefits include a garage, off road parking and attractive gardens to the front, rear and side offering excellent outdoor space. Conveniently positioned within close proximity to local shops, regular bus routes and highly regarded schools, this delightful home combines comfort, practicality and an excellent location. Early viewing is highly recommended.

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Eastbourne, BN23 7NL

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## Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom & Separate WC
- Lawn & Patio Rear Garden
- Garage
- Driveway
- Close to Local Shops, Schools and Transport Links

### Entrance

Double glazed front door to-

### Hallway

Radiator. Stairs to first floor. Door to-

### Lounge

13'10 x 13'8 (4.22m x 4.17m)

Radiator. Feature electric fire. Laminate flooring. Understairs cupboard (housing meters). Opening to-

### Kitchen/Dining Room

16'9 x 8'10 (5.11m x 2.69m)

Range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Radiator. Ceramic floor tiles. Double glazed window to rear aspect. Double glazed patio door to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

### Bedroom 1

11'7 x 9'7 (3.53m x 2.92m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

### Bedroom 2

11'3 x 8'5 (3.43m x 2.57m)

Radiator. Double glazed window to rear aspect with far reaching views of the South Downs.

### Bedroom 3

8'4 x 7'0 (2.54m x 2.13m)

Radiator. Built in storage. Double glazed window to front aspect.

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house. Door to-

### Garage

Up and over door.

### Parking

A driveway in front of the garage provides off road parking.

**COUNCIL TAX BAND = C**

**EPC = D**