



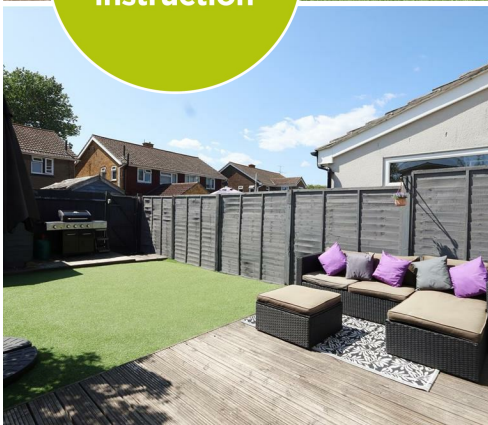
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**VIEWING HIGHLY
RECOMMENDED**



**new
instruction**



Gainsborough Crescent, Eastbourne,

Freehold | House - Terraced | 3 Bedrooms

This delightful house presents an excellent opportunity for those seeking a comfortable and stylish home. With well-proportioned rooms, this property is perfect for families or those looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The contemporary decor throughout the house enhances its appeal, making it a ready-to-move-in option for prospective buyers; including a modern family bathroom.

One of the standout features of this property is the south-westerly facing garden, which provides a lovely outdoor space to enjoy the sunshine. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a tranquil setting, this garden is sure to meet your needs. Additionally, the property includes a garage.

FOR SALE
FREEHOLD
£300,000

Location

Gainsborough Crescent is located in a popular family neighbourhood of Eastbourne. The proximity of local schools, bus routes and shops are all part of what this location has to offer its residents. Langney Shopping Centre with its array of shops and amenities is less than 1 mile away.

Entrance Porch

The double glazed uPVC door opens into the entrance porch which has coir matting, double glazed window and storage cupboards which house the meters.

Hallway

Under stairs storage cupboard, ceiling light, powerpoints, radiator and laminate flooring which flows throughout the ground floor.

Kitchen 11'1" x 9'10" (3.4 x 3)

Fitted with a range of wall and floor units that are finished cream cabinetry and complementary wood effect worktop. One and half bowl stainless steel sink with mixer tap and drainer that is set beneath a double glazed window to the front aspect. Integrated oven, four ring gas hob with extractor over. Space for washing machine and fridge freezer. Radiator, ceiling light and powerpoints.

Living Room 17'0" x 15'8" maximum of (5.2 x 4.8 maximum of)

A very well proportioned room with ample space for dining and lounge areas that have zoned lighting. Natural light floods the space from the double glazed windows and patio doors which lead out to the pleasant rear garden. Radiator and powerpoints complete the space.

Landing

Storage cupboard, loft hatch, carpet, powerpoints and radiator.

Bathroom

A modern white suite comprising of basin with storage below, toilet and bath which has a mixer tap and shower attachment. Double glazed window with frosted glazing, vinyl flooring, ceiling light and wall hung storage cabinet with mirrored front.

Bedroom One 12'1" x 9'10" (3.7 x 3)

A spacious room that has a double glazed window to the front. Laminate flooring, radiator, powerpoints and ceiling light.

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

Two double built in storage cupboards which have hanging rails as well as access to the boiler cupboard. Laminate flooring, double glazed window, powerpoints and radiator.

Bedroom Three 10'9" x 6'10" (3.3 x 2.1)

Double glazed window, laminate flooring, ceiling light, radiator and powerpoints.

Rear Garden

The rear garden is a particular feature of the property, it's south westerly facing and offers the perfect space to relax and unwind. It has artificial grass and decking areas so considered low maintenance. The garden is bordered with wooden fencing which also has an access gate.

Garage

The single garage is located nearby in a small block. It has a white up and over door.

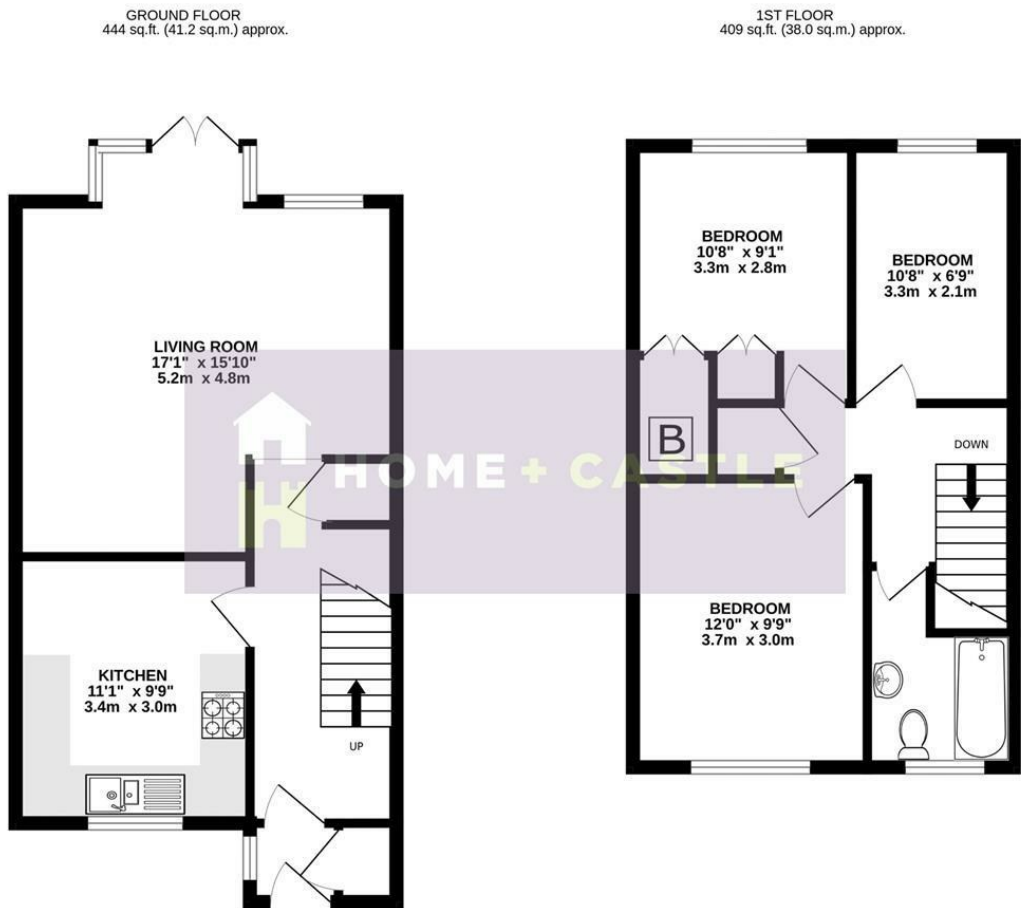
Additional Information

EPC Rating: C

Council Tax Band: B

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

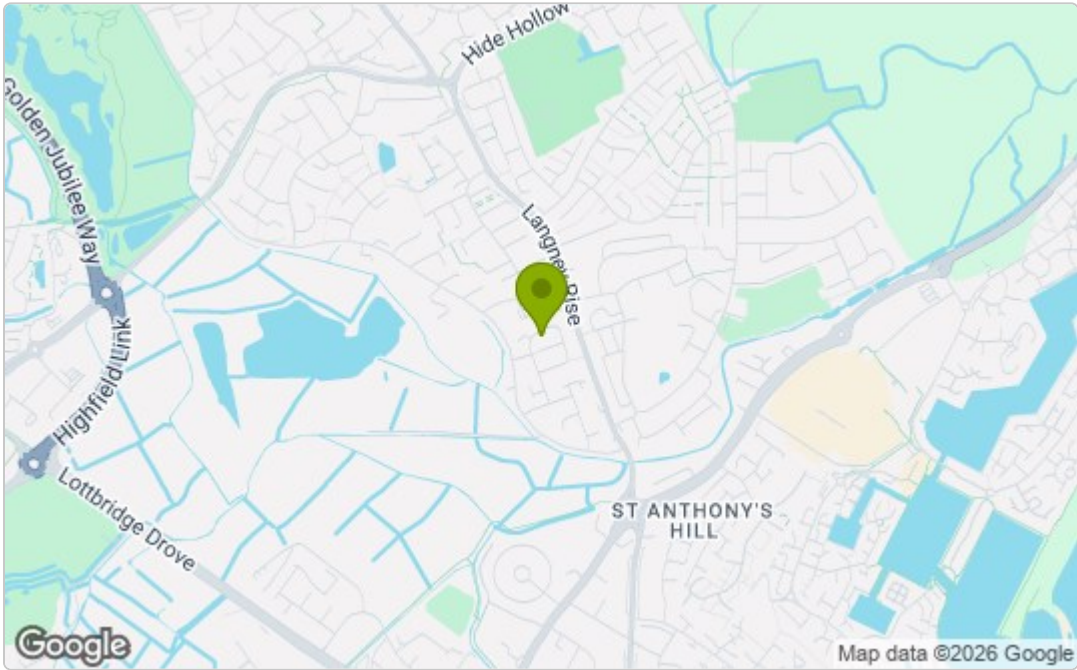


TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

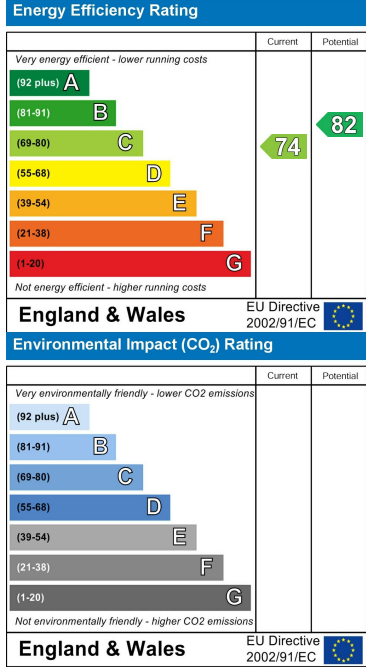
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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