





TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£254,950



## 9 Bodiam Crescent, Eastbourne, BN22 9HQ

A spacious and well presented three double bedroom extended end of terrace home, offered chain free and ready to move into. The property features a front lounge, a generous full-width L-shaped kitchen diner created by the extension and the convenience of two WCs, one on each floor. Outside, there is a driveway providing side by side parking for two cars, while the home is clean, tidy and ideal for families or buyers seeking space and practicality. Enjoying a desirable Hampden Park location, the property backs onto allotments, offering a leafy green outlook and a good degree of privacy. Well positioned close to local shops, everyday amenities and Hampden Park station, this home combines a peaceful setting with excellent convenience and transport links.

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## Main Features

- Extended End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Bathroom & Separate WC
- Patio Rear Garden
- Driveway
- CHAIN FREE

### Entrance

Double glazed front door to-

### Porch

Radiator. Double glazed windows. Inner double glazed door to-

### Hallway

Radiator. Stairs to first floor.

### Cloakroom

Low level WC. Wash hand basin. Understairs storage. Extractor fan. Part tiled walls.

### Lounge

14'10 x 12'0 (4.52m x 3.66m)

Radiator. Electric fireplace. Double glazed window to front aspect. Door to-

### Kitchen/Dining Room

17'5 x 7'11 / 7'7 x 7'0 (5.31m x 2.41m / 2.31m x 2.13m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit. Space for cooker and upright fridge freezer. Space and plumbing for washing machine. Two radiators. Double glazed windows to rear and side aspect. Double glazed door to garden. Double glazed sliding door to garden.

### Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected).

### Bedroom 1

13'8 x 9'10 (4.17m x 3.00m)

Radiator. Fitted wardrobe. Double glazed windows to front aspect.

### Bedroom 2

9'11 x 9'7 (3.02m x 2.92m)

Radiator. Access to airing cupboard. Double glazed window to rear aspect.

### Bedroom 3

10'5 x 7'3 (3.18m x 2.21m)

Radiator. Double glazed window to front aspect.

### Bathroom

Mobility bath with shower over. Pedestal wash hand basin. Radiator. Tiled walls. Frosted double glazed window.

### Cloakroom

Low level WC. Frosted double glazed window.

### Outside

The low maintenance paved rear garden has a timber built lean to for storage, mature plants and shrubbery, a shed and gated rear access.

### Parking

A driveway to the front of the property provides off road parking.

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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 (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to 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.