

# HUNT FRAME

ESTATE AGENTS



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## 21 The Crescent, Eastbourne, BN20 8PU

Price Guide £285,000



A SEMI-DETACHED FAMILY HOUSE with WELL PROPORTIONED ACCOMMODATION across two floors. Enjoying both SITTING & DINING ROOMS, along with a KITCHEN and CLOAKROOM/UTILITY to the ground floor. The first floor is no less impressive with THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM. Outside there are SIDE & REAR GARDENS as well as OFF ROAD PARKING to the front.

Positioned in the favoured OLD TOWN area of Eastbourne , thus being WELL LOCATED FOR POPULAR LOCAL SCHOOLS AND SHOPS, the house is being sold CHAIN FREE. Viewing is considered essential. Sole Agents.



## ENTRANCE

UPVC glazed entrance door into the hallway.

## ENTRANCE HALL

Storage cupboard, under stair storage, staircase to the first floor, doors off to both reception rooms, kitchen and cloakroom.

## SITTING ROOM

13'0 x 10'6 (3.96m x 3.20m)

UPVC double glazed window to the front aspect, radiator.

## DINING ROOM

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed bay window to the front aspect, radiator.

## KITCHEN

10'6 x 6'6 (3.20m x 1.98m)

Fitted with a modern range of wall mounted and floor standing units with wood effect roll edged worktops with matching upstands, inset stainless steel sink unit with a mixer tap and drainer, single electric oven with a four ring gas hob and extractor unit over, radiator, UPVC double glazed window overlooking the rear gardens with a matching door giving access to the same.

## CLOAKROOM

Comprising of a low level Wc with a wall mounted wash hand basin, appliance spaces, UPVC double glazed window to the rear aspect.

## FIRST FLOOR

Staircase rising to the first floor, loft access, doors off to the three bedrooms and bathroom.

## BEDROOM 1

11'8 x 10'3 (3.56m x 3.12m)

UPVC double glazed window to the front aspect, radiator, space for free standing furniture.

## BEDROOM 2

10'4 x 9'98 (3.15m x 2.74m)

UPVC double glazed window to the front aspect, radiator.

## BEDROOM 3

10'7 x 7'9 (3.23m x 2.36m)

UPVC double glazed window to the rear aspect, radiator.

## BATHROOM

Comprising of a panelled bath with twin headed shower system, low level Wc, wash hand basin, part tiled walls, radiator, UPVC double glazed patterned window to the rear.

## GARDENS

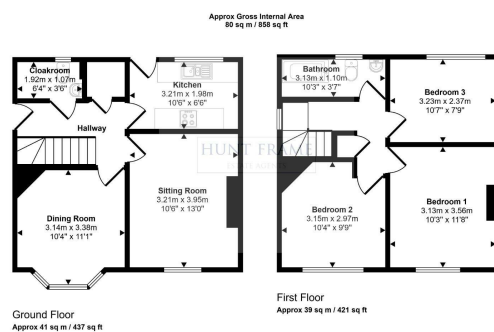
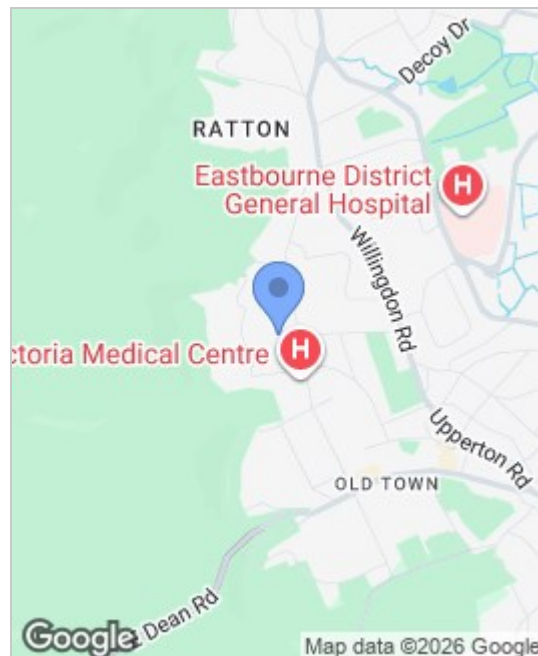
Being on a corner plot the gardens extend both to the rear and side aspects with gated access to the front. The rear gardens enjoy a raised terraced seating area with a timber storage shed, the side gardens are laid to lawn with fence and hedge lined boundaries, which ensure a good level of privacy.

## OFF ROAD PARKING

Off road parking for two vehicles with a gate and path that leads to the entrance door.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.