



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  2 Bathroom

£399,950



## 112 Royal Sussex Crescent, Eastbourne, BN20 8RH

A significantly improved and extended three bedroom semi detached house that has undergone substantial refurbishment by the current vendors. Enviably situated in the sought after Old Town area of Eastbourne within comfortable walking distance of local parks, schools and shops the house benefits from a spacious bay windowed lounge, wonderful extended kitchen/dining room and a refitted ground floor bathroom. The first floor comprises of three bedrooms with the master having an En Suite shower room. To the side is a further extension with versatile usage as a utility room or home office. The rear garden is laid to lawn and to the front there is a block paved driveway that provides off road parking for several vehicles. An internal inspection comes highly recommended.

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## Main Features

- Extended Semi Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Bathroom/WC
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Lawned Rear Garden
- Home Office/Utility Room
- Driveway
- Close to Schools, Shops & Transport Links

## Entrance

Front door to-

## Lounge

17'11 x 14'6 (5.46m x 4.42m)

Contemporary style radiator. Stairs to first floor with fitted understairs cupboard. Feature fireplace with inset coal effect fire. Wood effect flooring. Triple glazed bay window to front aspect.

## Ground Floor Bathroom/WC

White suite comprising of panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap and cupboard below. Fully tiled walls. Tiled flooring. Heated towel rail. Frosted triple glazed window.

## Kitchen/Dining Room

17'9 x 11'7 (5.41m x 3.53m)

Refitted range of white high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with oven under and extractor over. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Wood effect flooring. Two radiators. Triple glazed window to rear aspect. Door to garden.

## Stairs From Ground to First Floor Landing

Loft access (not inspected). Triple glazed window.

## Bedroom 1

11'9 x 9'1 (3.58m x 2.77m)

Radiator. Range of fitted wardrobes. Triple glazed window to front aspect. Door to-

## En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Heated towel rail. Frosted triple glazed window.

## Bedroom 2

10'2 x 8'5 (3.10m x 2.57m)

Radiator. Triple glazed window to rear aspect.

## Bedroom 3

9'1 x 7'6 (2.77m x 2.29m)

Radiator. Triple glazed window to rear aspect.

## Outside

The rear garden is laid to lawn with a brick built BBQ and a large covered patio seating area.

## Utility Room/Home Office

19'8 x 9'11 (5.99m x 3.02m)

To the side of the property there is a wonderful versatile room that could be used as a home office/utility room or home gym. There is a range of fitted wall and base units, worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine.

## Parking

There is a block paved driveway to the front that 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.