



## Key Features

- ◆ Two-bedroom, mid-terrace house
- ◆ Popular Hampden Park location
- ◆ Close to local shops, schools and amenities
- ◆ Driveway
- ◆ Freehold
- ◆ EPC rating C



Crawley Crescent, Hampden Park, Eastbourne

£240,000



Northwood are delighted to welcome to market this lovely two-bedroom, mid-terrace house in the popular Hampden Park area of Eastbourne.

Accommodation comprises: living room, kitchen/diner, two bedrooms and shower room with walk-in shower.

Further benefits include driveway, gas central heating, double-glazing and private rear garden with brick storage shed.

Located in the popular Hampden Park area of Eastbourne, walking distance from Hampden Park shops, local schools and the mainline train station, this cosy two-bedroom house is perfect for small families, first-time buyers or investors.





Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/7e900d1e985343109c56fe2e658edd77>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band B: £2064

### Exterior and Approach

Crawley Crescent is a quiet street in Hampden Park, walking distance from the shops and train station.

A dropped kerb allows access to a driveway. The rest of the front garden is laid to lawn leading to a uPVC front door

### Entrance

1.13m x 0.98m (3'8" x 3'2")

Carpeted with stairs to first-floor and space for coats

### Living Room

3.95m x 3.42m (13'0" x 11'2")

Good-sized living room, carpeted with feature fireplace, radiator and uPVC double-glazed window to front aspect

### Kitchen/Diner

5.01m x 2.84m (16'5" x 9'4")

Modern fitted kitchen/diner with laminate flooring, oak worksurface over white cabinets and doors, freestanding gas cooker, radiator, understairs storage cupboard, uPVC windows and doors to rear aspect and space/plumbing for dining table and chairs, fridge-freezer and washing machine





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### Landing

1.84m x 1.01m (6'0" x 3'4")

Centrally positioned landing, carpeted with loft access and doors to all rooms

### Bedroom One

4.66m x 3.42m (15'4" x 11'2")

Large double bedroom, carpeted with radiator, built-in storage and uPVC double-glazing to front aspect

### Bedroom Two

3.67m x 2.83m (12'0" x 9'4")

Double bedroom, carpeted with radiator and uPVC double-glazing to rear aspect

### Rear Garden

Enclosed rear garden, part-patio, part lawn with brick storage shed and side access gate





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