



HUNT FRAME  
ESTATE AGENTS

## 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

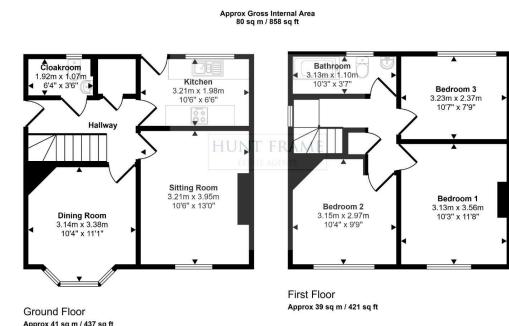
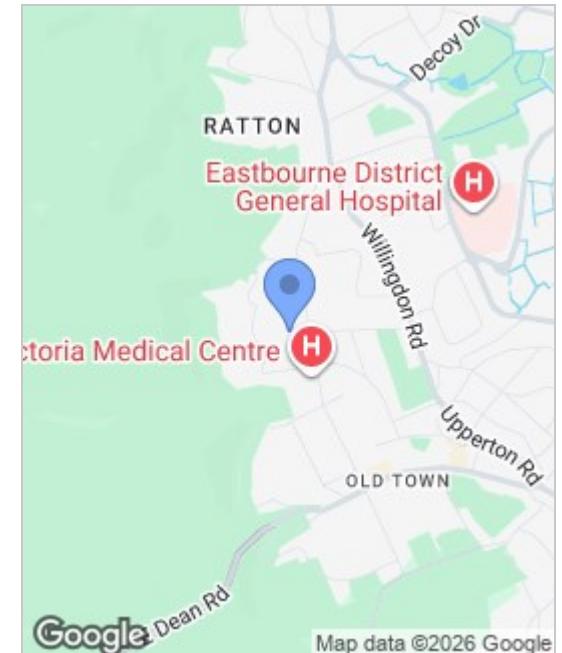
Comprising of a panelled bath with twin headed shower system, low level Wc, wash hand basin, part tiled walls, radiator, UPVC double glazed patterned window to the rear.

## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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