

# Crane & Co



## Price Guide

£210,000 - £235,000

10 Dickens Way, Eastbourne, East Sussex BN23 7TG

🏠 2 Bedroom 🛀 1 Bathroom 🚪 1 Reception

📞 01323 440678

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# 10 Dickens Way, Eastbourne, East Sussex BN23 7TG

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Leasehold

 2 Bedroom  1 Bathroom  1 Reception

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This delightful ground-floor maisonette is the perfect place to call home. Enjoying the benefit of both front and rear gardens as well as a private garage, it's an ideal choice for buyers of all ages. With your own private entrance and no stairs to worry about, it's a fantastic alternative to a bungalow—perfect for those seeking easy, single-level living. Equally, it makes a wonderful starter home for a young family looking for two bedrooms and room to grow. Having been recently modernised and available chain-free, this property presents a rare opportunity to move straight in and enjoy the lifestyle it offers.

\* Service charge is £100 pcm with a one off annual payment of £445 for buildings insurance and accountancy charges.

\* 134 years remaining on the lease

\* Information Provided by Seller\*

## Main Features

- Maisonette
- 2 Bedrooms
- Ground Floor
- Garage
- Private Front And Rear Gardens
- Chain Free

## Room Sizes

Entrance Hall  
Living/Dining Room - 16'7 x 10'10  
Kitchen - 10' x 9'10  
Bedroom 1 - 14'11 x 9'10  
Bedroom 2 - 11'10 x 7'8  
Bathroom  
Garage  
Garden

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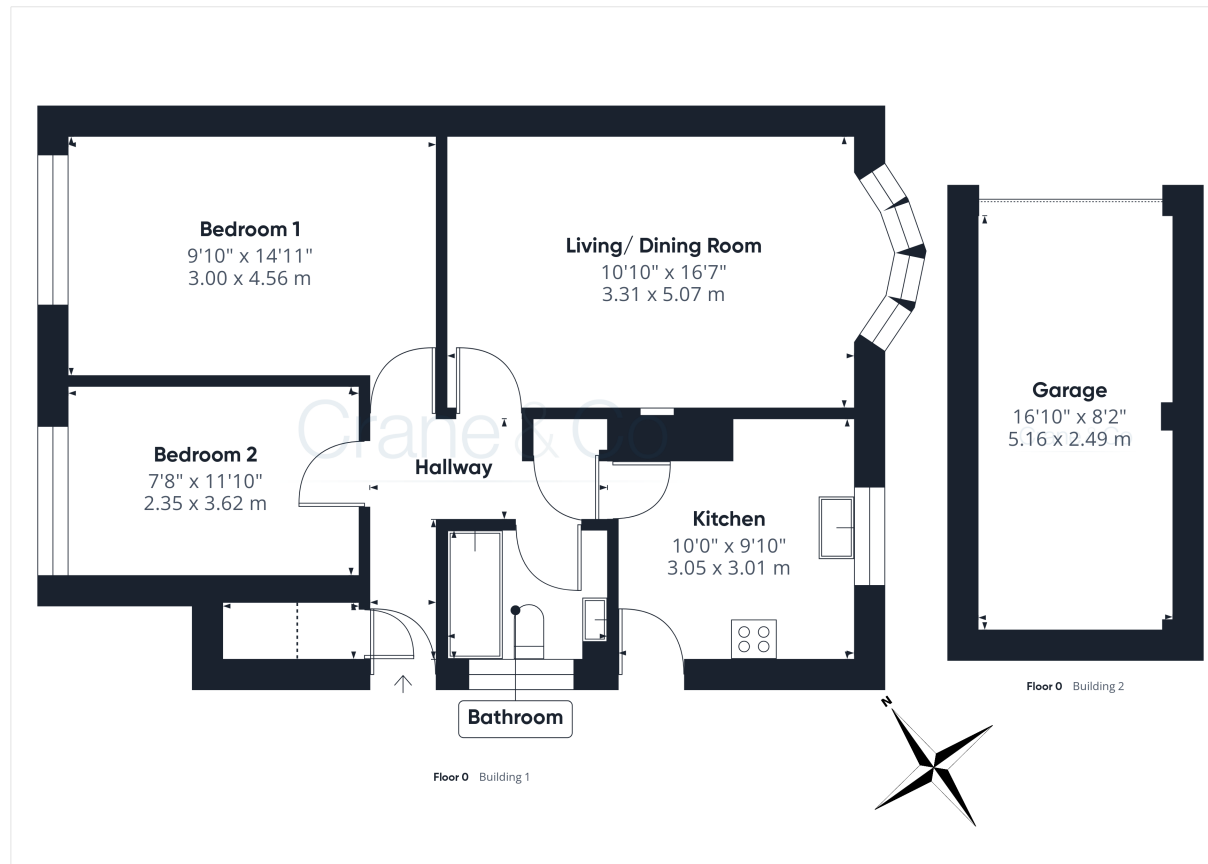
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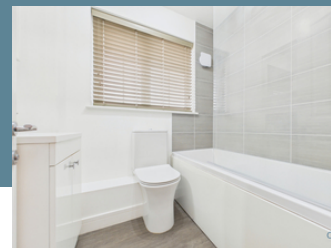
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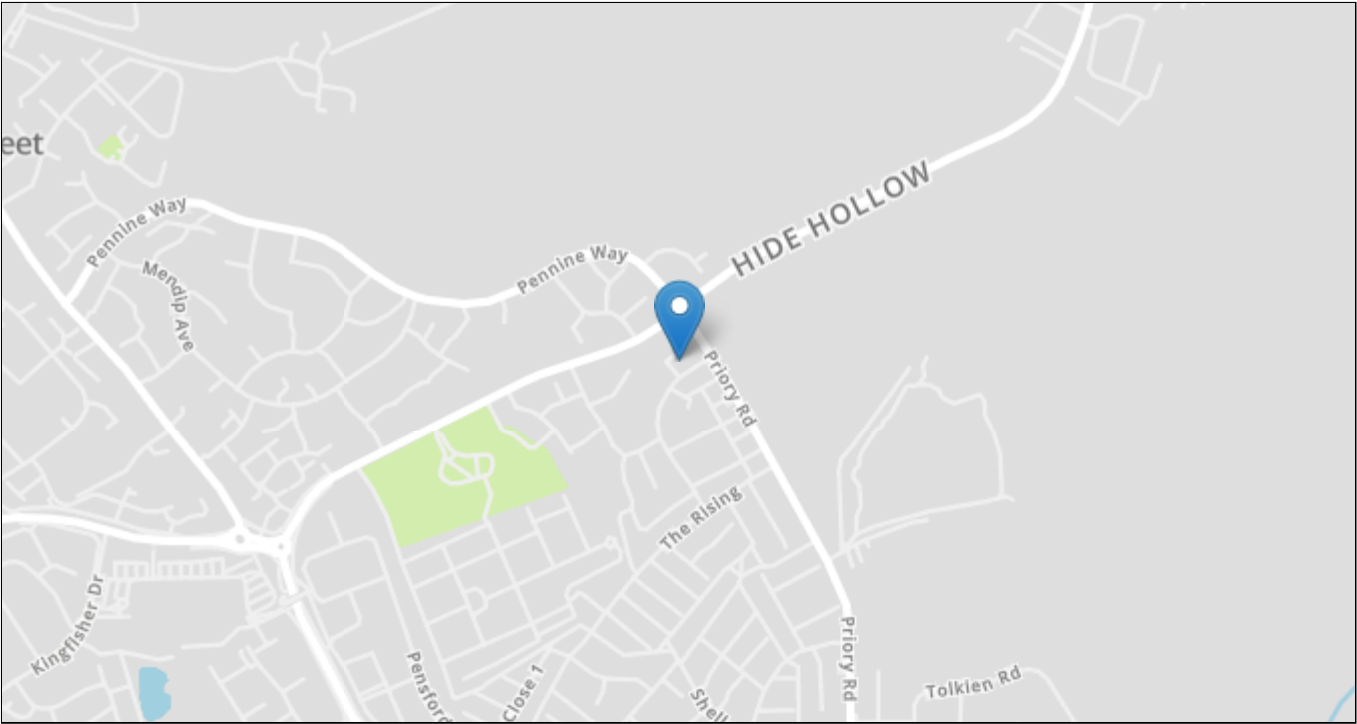
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2 Bedroom 1 Bathroom 1 Reception



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 74      | 78        |
| A                                           |         |           |
| (81-91)                                     |         |           |
| B                                           |         |           |
| (69-80)                                     | 74      | 78        |
| C                                           |         |           |
| (55-68)                                     |         |           |
| D                                           | 74      | 78        |
| (39-54)                                     |         |           |
| E                                           |         |           |
| (21-38)                                     | 74      | 78        |
| F                                           |         |           |
| (1-20)                                      | 74      | 78        |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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