

# Crane & Co



## Price Guide

£400,000 - £430,000

17 Regnum Close, Eastbourne, East Sussex BN22 0XH

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

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Freehold

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Whether for two people or for four, this beautiful house just works! With its elegant décor and modern fittings this house has it all. 4 bedrooms ensure that everyone has their own space served by a handy en-suite shower room as well as the family bathroom and ground floor W/C. Downstairs there's space to all come together either in the welcoming living room or around the table in the separate dining room off of the modern kitchen. Or if the sun's shining, why not enjoy it in the southerly rear garden which is secluded by a selection of mature trees and shrubs. To top it off there's parking to the front of the integral garage. Simply a delightful home!

## Main Features

- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Re-fitted kitchen
- Bathroom and En-suite shower room
- Garage and off road parking
- Southerly Facing rear garden

## Room Sizes

Entrance Hall  
Cloakroom  
Kitchen - 13' 8" x 8' 7"  
Living Room - 10' 0" x 8' 9"  
Dining Room - 15' 1" x 10' 9"  
Bedroom 1 - 11' 5" x 9' 9"  
En Suite Shower Room  
Bedroom 2 - 12' 1" x 8' 6"  
Bedroom 3  
Bedroom 4 - 9' 10" x 6' 9"  
Bathroom

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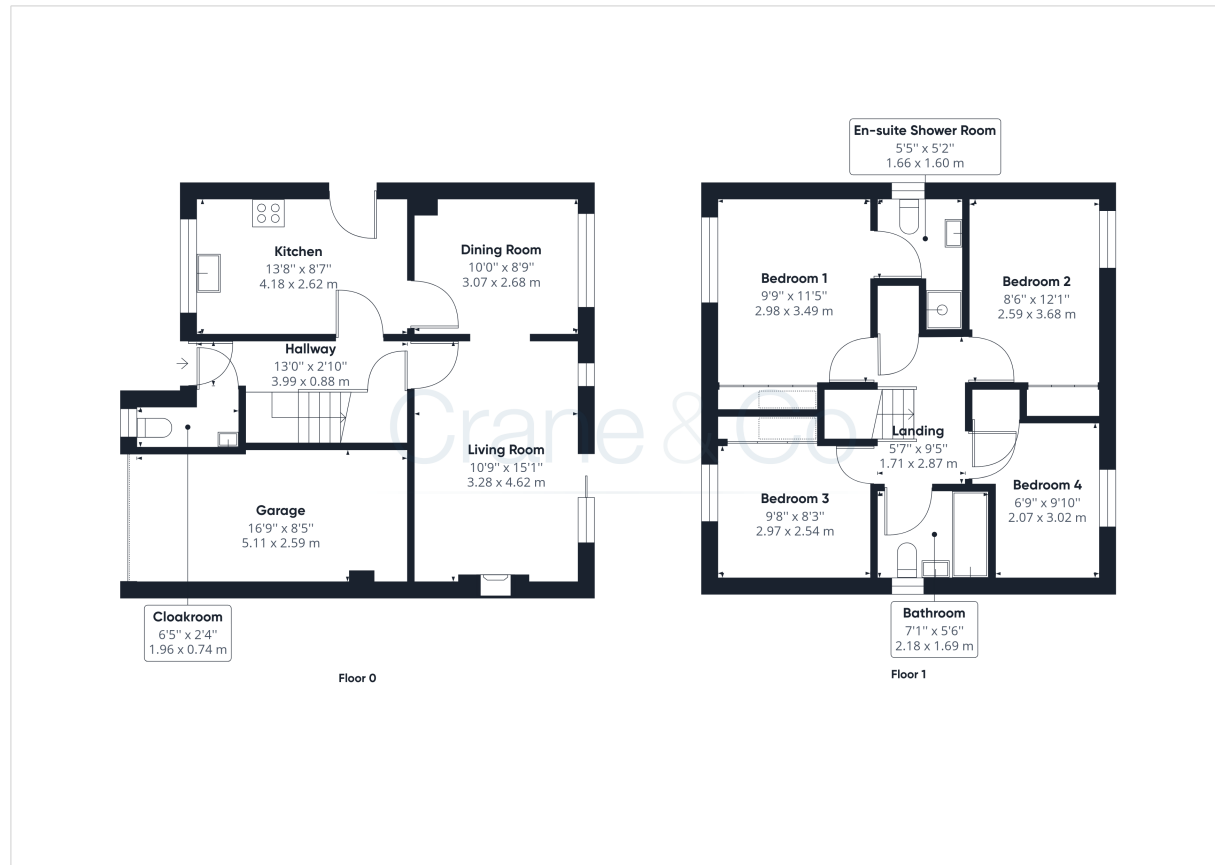
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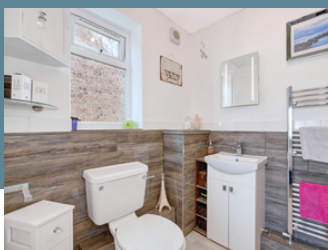


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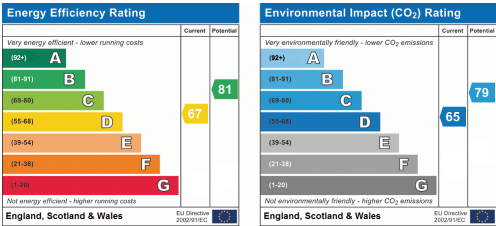
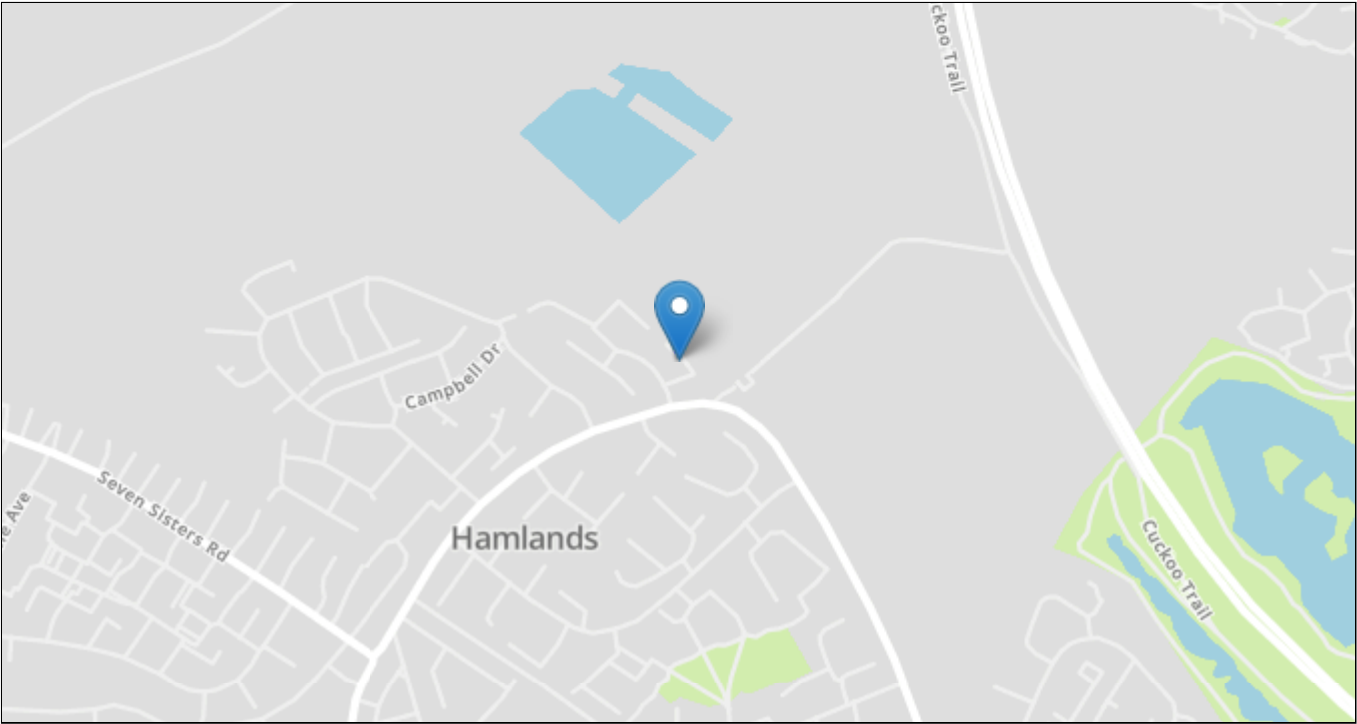
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