

# Crane & Co



## Price Guide

£580,000 - £630,000

63 Decoy Drive, Eastbourne, East Sussex BN22 9PP

 4 Bedroom  2 Bathroom  1 Reception

 01323 440678

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

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Freehold

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The setting of this home is as great as the home itself! Decoy Drive is a road of imposing, individually built, detached houses opposite Hampden Park and this house is ready for the next family to come in and love it. Situated through pillars with a wooded outlook on to the park sits this detached house with 4 genuine double bedrooms. Having an impressive 'L' shaped living/dining room, separate kitchen and additional utility room it should have all that you need. If however you do need even more space then there's enormous potential for extending to the rear (subject to the necessary consents). A bathroom, en-suite shower and ground floor W/C complete the accommodation. Outside, the garden is a real gem! Being lawned and slightly elevated, its perfect whether you want space for the kids to play or room to grow your own veg! The garage has been partially converted with the remaining section providing useful storage space and there is ample off road parking in front of the house too. With so much potential, this house is well worth a look!

## Main Features

- Individually Built Detached House
- 4 Bedrooms
- Bathroom, En-Suite Shower Room & Ground Floor W/C
- Large Rear Garden
- Prestigious Road
- Garage and Off Road Parking
- Opposite Hampden Park

## Room Sizes

Porch  
Entrance Hall  
Cloakroom  
Utility Room  
Kitchen - 13' 6" x 10' 5"  
Living/Dining Room - 21' 8" x 12' 9"  
Bedroom 1 - 13' 5" x 10' 0"  
En Suite  
Bedroom 2 - 16' 2" x 9' 10"  
Bedroom 3 - 12' 10" x 11' 5"  
Bedroom 4 - 13' 3" x 9' 8"  
Bathroom  
Garage - 9' 4" x 8' 5"

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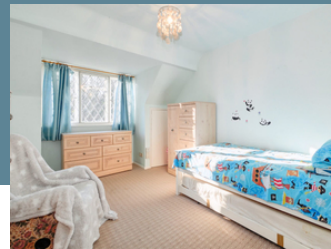




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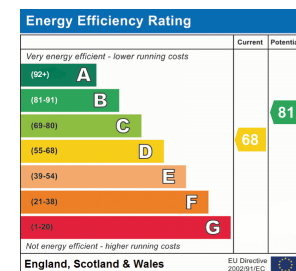
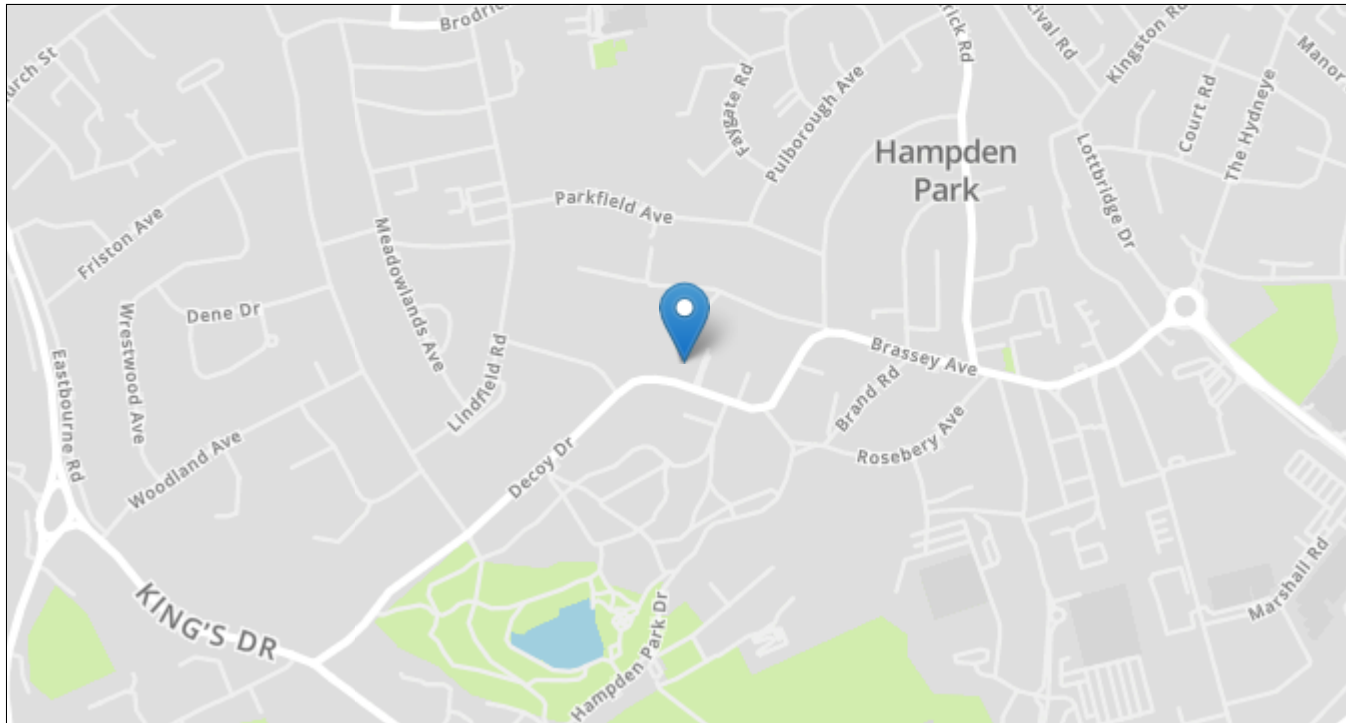
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