



28 Croxden Way, Eastbourne, East Sussex BN22 0UJ



Take a look inside this lovely home, freshly redecorated throughout and ready for someone to move straight into. This three-bedroom property was built in an era when the third bedroom was a proper bedroom, not just a box room, and the kitchen offers enough space for a dining table, making it a really practical layout for everyday living. There's also the added convenience of a downstairs toilet. The rear garden is a great size, with new fencing along one side, and there's off-street parking accessed directly from the garden — a real bonus. Everything has been taken care of, so all you need to do is turn the key and settle in. Viewing is highly recommended, as homes like this don't tend to stay available for long.

GROUND FLOOR

- HALLWAY
- CLOAK ROOM WC
- LOUNGE
- KITCHEN/DINING ROOM

FIRST FLOOR

- LANDING
- BEDROOM 1

- BEDROOM 2
- BEDROOM 3
- BATHROOM

Description

AP Estate Agents are pleased to present this well-maintained three-bedroom terraced home, an ideal opportunity for both investors and first-time buyers. Recently redecorated from top to bottom, the property is completely turn-key and ready for new occupants to move straight in. The layout is practical and generous, with three proper bedrooms rather than the typical box-room third bedroom, and a kitchen spacious enough to accommodate a dining table. The added convenience of a downstairs toilet makes everyday living that bit easier. The home has previously been rented out and already benefits from all the relevant safety checks, offering peace of mind for landlords. A clean, fresh and inviting property in a popular location — well worth viewing while it's still available.

INSIDE THE PROPERTY

As you step into the hallway, a cloakroom sits immediately to your right, fitted with a wash basin and WC. The hall then opens out, with stairs rising to the first floor and a useful space beneath—complete with a power point—ideal for a small appliance or occasional furniture. The laminate flooring runs seamlessly through to the kitchen, giving the ground floor a clean, cohesive feel. The living room is a bright, welcoming space, dominated by a large front window that floods the room with natural light. It's an inviting area to relax and unwind. The kitchen is very much the heart of the home, offering plenty of room for a dining table and creating a sociable space where everyone naturally gathers. The current owner has added an additional unit with worktop to provide extra storage or space for another appliance. Moving into the main kitchen area, you'll find a smart "U-shaped" arrangement of gloss-white wall and base units paired with a striking black worktop. There is space and plumbing for a washing machine, along with an integrated Smeg electric oven, halogen hob and built-in extractor. A metro-style tiled splashback adds a contemporary touch, and the boiler is neatly positioned to one side. A rear window and back door offer pleasant views and direct access to the garden, completing this practical and stylish kitchen space.

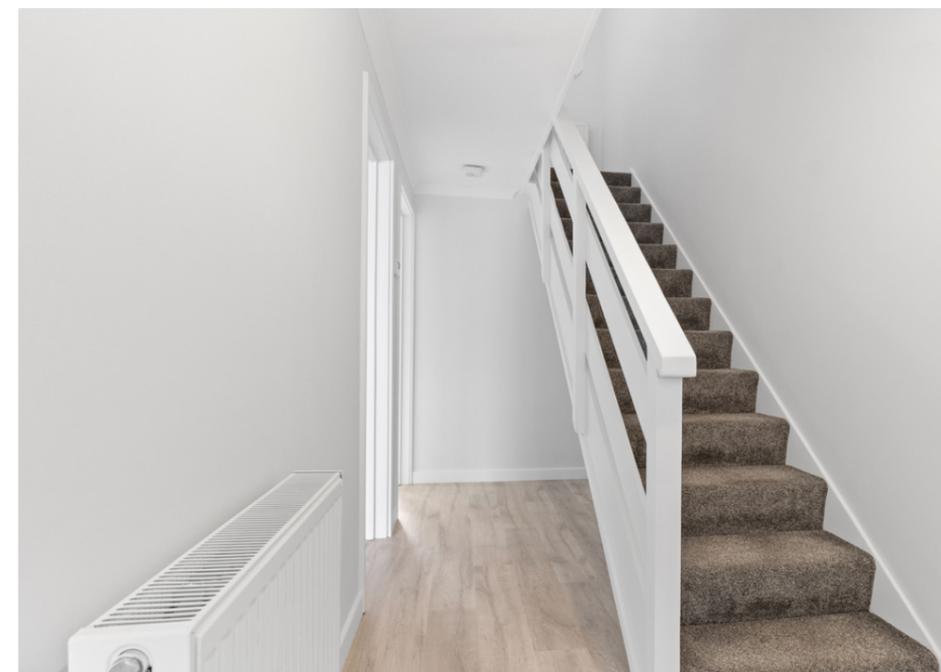
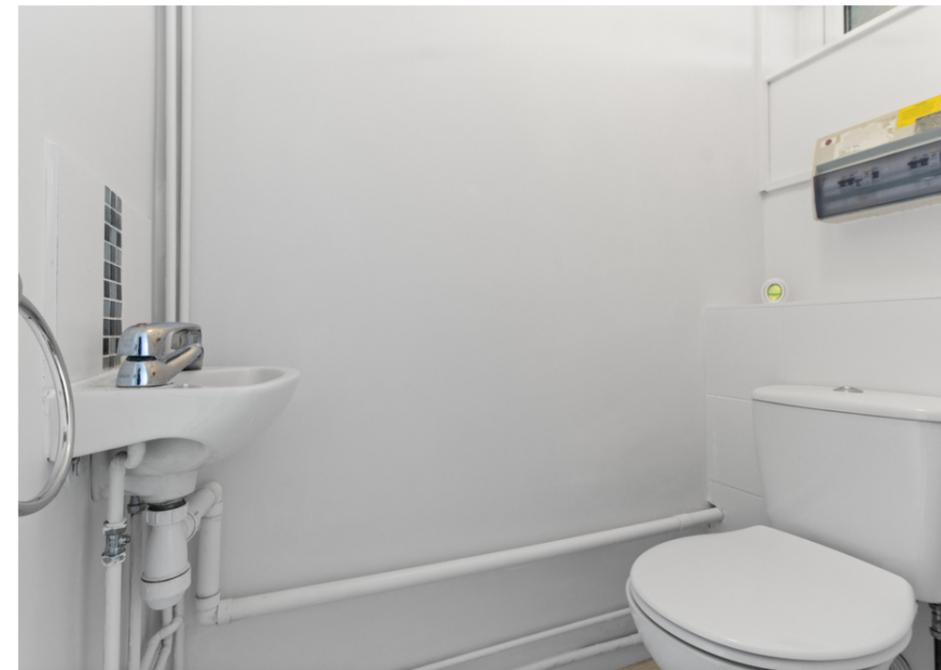
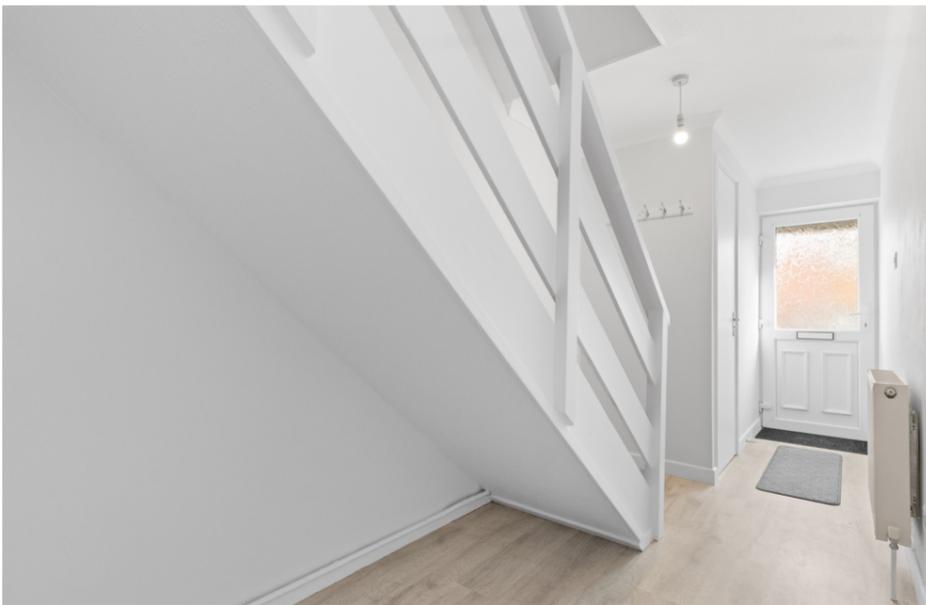
UPSTAIRS

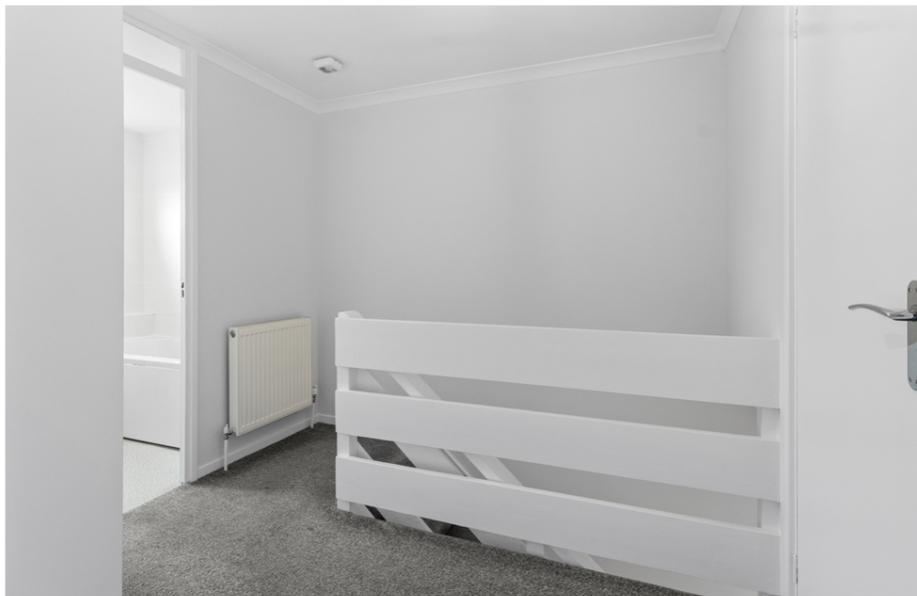
At the top of the stairs, you are greeted by a generous galleried landing. It's a bright, open space with room for occasional furniture and offers access to all rooms as well as the loft. The loft itself has partial boarding and a fitted ladder, providing that always-useful extra storage. There are also two handy built-in cupboards, and thanks to the recent redecoration the whole area feels wonderfully light, fresh and airy. Bedroom One overlooks the front of the property and the front garden. It's an excellent size, easily accommodating a double bed along with wardrobes and additional furniture, making it a calm and comfortable main bedroom. Bedroom Two is not far behind in terms of proportions. Positioned at the rear, it enjoys views over the garden and offers more than enough space for an independent child or young adult to have a room that truly feels like their own. Bedroom Three is also a very good size for a third bedroom. Unlike many modern homes where the final bedroom can feel more like a box room, this one is genuinely usable. It would work perfectly as a child's room, a study, a hobby room or even an additional dressing room if three bedrooms aren't required. The family bathroom is finished with a clean, modern white suite and fresh white tiling complemented by a black mosaic border. There is a bath with shower over and a glass screen, a pedestal wash basin, low-level WC, a heated chrome towel rail and a useful wall-mounted cupboard. It's a bright, practical space ideal for everyday family living.

OUTSIDE

The front of the property enjoys a generous area of lawn, setting the house nicely back from the road and giving it an attractive, open approach. Although there is no scope to create private off-road parking, there are convenient parking bays close by. A shared pathway leads to the front door, where the neighboring property has added a smart double-glazed porch—an idea that works well for keeping coats and shoes neatly out of the way. The house itself has a charming appearance, with part red-clay tile hanging and full double glazing, including the front door. To the side of the property is Kirkstall Close, and from this turning you can access the rear of the home where there is a very handy off-road parking area. This is particularly useful for unloading shopping, as a gate in the rear fence leads directly into the garden. A central pathway guides you from the gate to the kitchen door, making day-to-day living wonderfully practical. The rear garden is mostly laid to lawn—a true blank canvas for anyone with green fingers to create their ideal outdoor space. There is a concrete hardstanding area that would make an excellent patio, perfect for seating or outdoor dining. The fencing to the left has been replaced recently, offering peace of mind and a smart, secure boundary.







LOCATION

Croxden Way enjoys a position within one of Hampden Park's most established residential areas. It's a location that blends suburban living with exceptional day-to-day convenience, making it ideal for families, commuters and anyone seeking a well-connected Eastbourne address. Just a short stroll away, Hampden Park Village offers a selection of local shops, cafés and everyday essentials, while larger retailers such as Lidl, The Range and Tesco Extra are all within easy reach. Eastbourne town centre and The Beacon shopping centre are also only a few miles away, providing a wide choice of high-street brands, restaurants and leisure facilities.

Medical needs are well catered for, with Hampden Park Health Centre close by, and Eastbourne District General Hospital just a short drive away.

For commuters, the location is hard to beat. Hampden Park Station is approximately a mile from Croxden Way and offers direct services to Brighton, Lewes, London Victoria, Ashford International and Hastings. Eastbourne Station is also easily accessible, giving further flexibility for travel.

The area is equally appealing for families, with a strong choice of schools nearby. Oakwood Primary Academy, Heron Park Primary Academy and Parkland Infant & Junior Schools are all within easy reach, while The Eastbourne Academy sits just a short distance away. Gildredge House and Causeway School also serve the wider area, offering excellent secondary and all-through education options.

For those who enjoy the outdoors, the beautiful Hampden Park itself is moments away — a much-loved local landmark with its lake, woodland walks, tennis courts and café. It's a wonderful space for dog walkers, families and anyone who enjoys time outside.

Croxden Way also offers excellent road connections. Eastbourne seafront is around three miles away, while Hastings is approximately 17 miles, Brighton 24 miles, Royal Tunbridge Wells 32 miles and Gatwick Airport around 42 miles. Whether commuting, travelling or enjoying days out, the location makes everything remarkably accessible.

DIRECTIONS: <https://w3w.co/winter.spell.text>

Local Authority: Eastbourne

Services (not checked or tested): Mains Water, Gas, Electric and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: B

Offers in Region of £265,000

Viewings

By Appointment Only



Disclaimer:

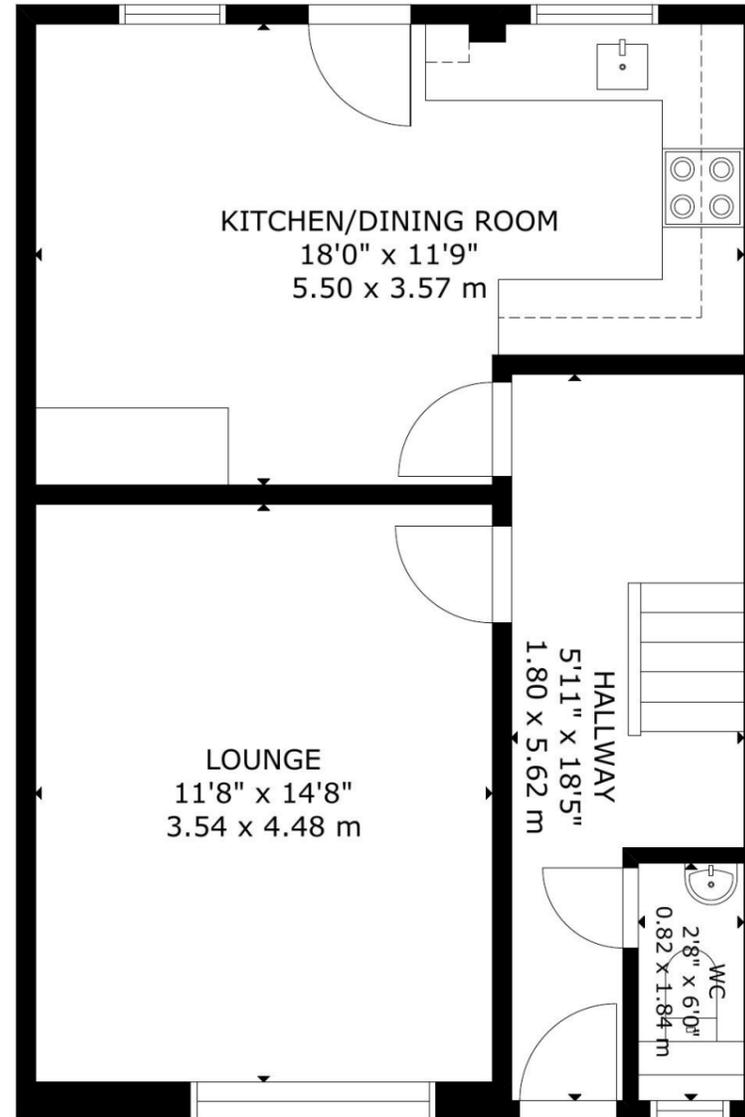
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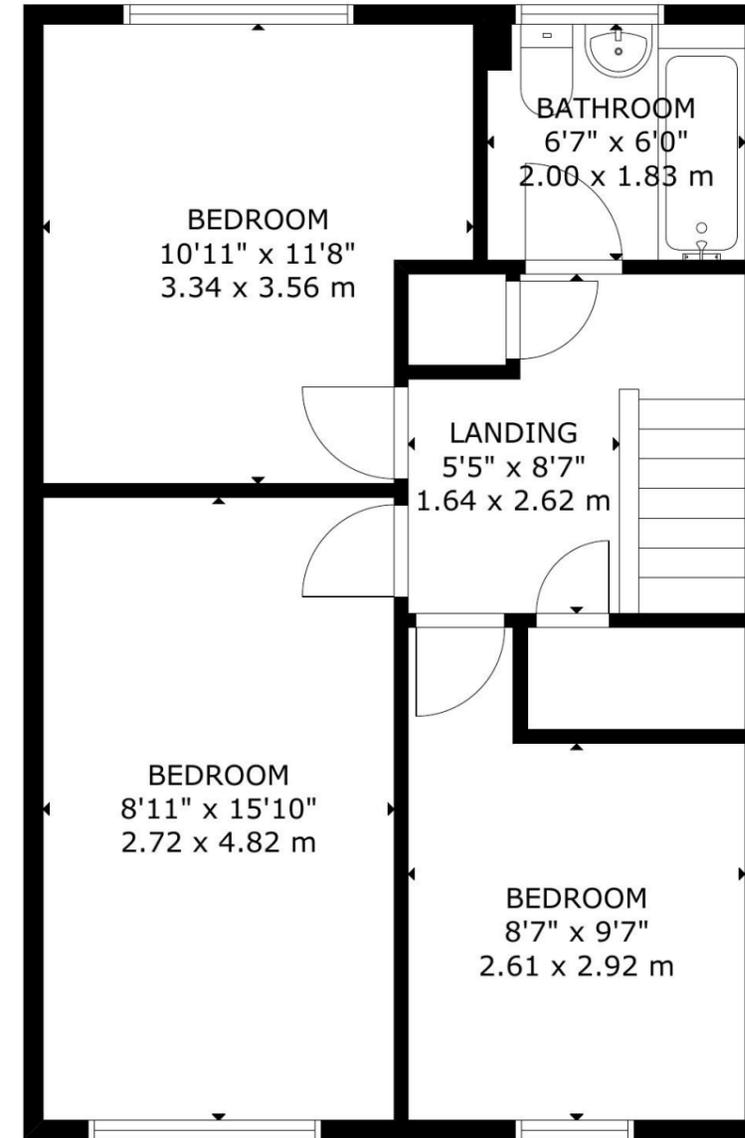
Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 91 m²/986 sq ft
FLOOR 1: 45 m²/488 sq ft, FLOOR 2: 46 m²/498 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

