

Freehold £295,000

Carnforth Crescent, Eastbourne, East Sussex BN23 8NJ



- Two Storey, Two Bedroom, Mid Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 832 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Short Drive from Town Centre

## GENERAL DESCRIPTION

This smartly-presented property forms the middle of a short, three-house terrace. There is a cloakroom/WC just off the entrance hall and a kitchen with sleek, white units. At the rear is a reception/dining room with patio doors that open onto an attractive, split-level garden that includes a decked seating area, pergola and shed. On the first floor of the house are two full-width double bedrooms and a bathroom featuring stylish pencil-mosaic tiles and a combined overhead/hand-held shower. Well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy efficiency rating. The property comes with two parking spaces and is only a short drive from Eastbourne town centre. Pevensey & Westham Railway Station can also be easily reached via bus or by brief bike ride.

**Tenure:** Freehold.

**Estate Charge:** £76.49 per month (subject to annual review).

**Council Tax:** Band C, Wealden District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 852 sq ft / 77.2 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced by Urban Moves, 852, 14/10/20

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**W.C.**

**Kitchen**

11' 3" x 6' 7" (3.43m x 2.01m)

**Reception / Dining Room**

16' 10" max. x 14' 7" max. (5.12m x 4.44m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

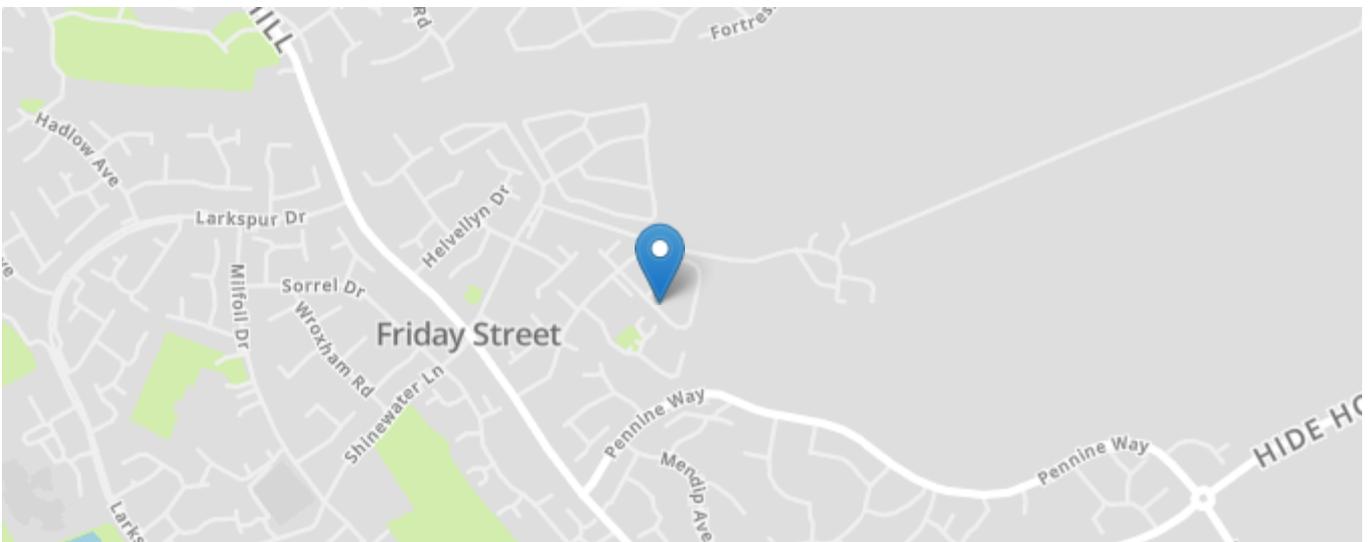
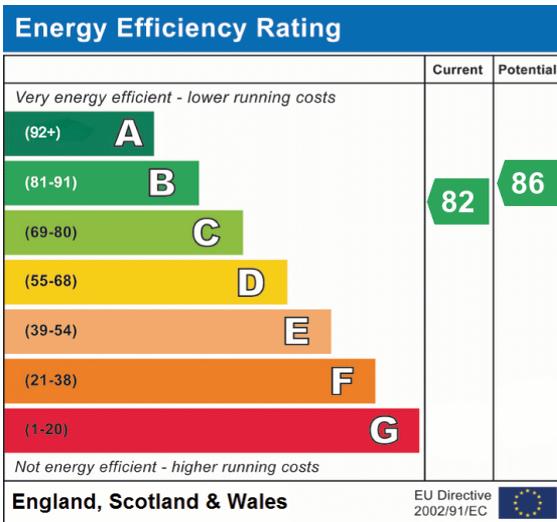
14' 7" x 12' 1" max. (4.45m x 3.68m)

**Bathroom**

7' 4" max. x 6' 4" max. (2.24m x 1.93m)

**Bedroom 2**

14' 6" x 8' 5" (4.43m x 2.56m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.