

# Crane & Co



## Price Guide

£360,000 - £390,000

1a Bedfordwell Road, Eastbourne, East Sussex BN22 8XG

 3 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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If you're looking for a house close to Eastbourne's town centre then look no further! With 3 double bedrooms arranged over 3 floors and 2 separate reception rooms and a bathroom and shower room, there's plenty of room on offer. Having high ceilings, an original fireplace and original mouldings, much of the character that we love about these houses has been retained whilst being complemented by a modern kitchen and neutral décor. Outside a useful garage has been built in the rear garden accessible via a service road, leaving a small area of patio which is just the right space to enjoy a summer evening. Deceptively spacious is certainly applicable with this period property!

## Main Features

- 3 Bedrooms
- 3 Storey House
- Garage
- Terraced House
- 2 Reception Rooms
- Small Patio Garden
- Close to Eastbourne Town

## Room Sizes

Porch  
Entrance Hall  
Living Room - 16' 3" x 11' 11"  
Dining Room - 12' 11" x 8' 10"  
Kitchen - 12' 5" x 8' 4"  
Cloakroom  
Shower Room  
First Floor:  
Bedroom 1 - 14' 8" x 13' 1"  
Bedroom 2 - 12' 11" x 10' 2"  
W/C  
Bathroom  
Second Floor:  
Bedroom 3 - 15' 3" x 11' 5"  
Outside:  
Garage - 15' 11" x 12' 3"  
Garden

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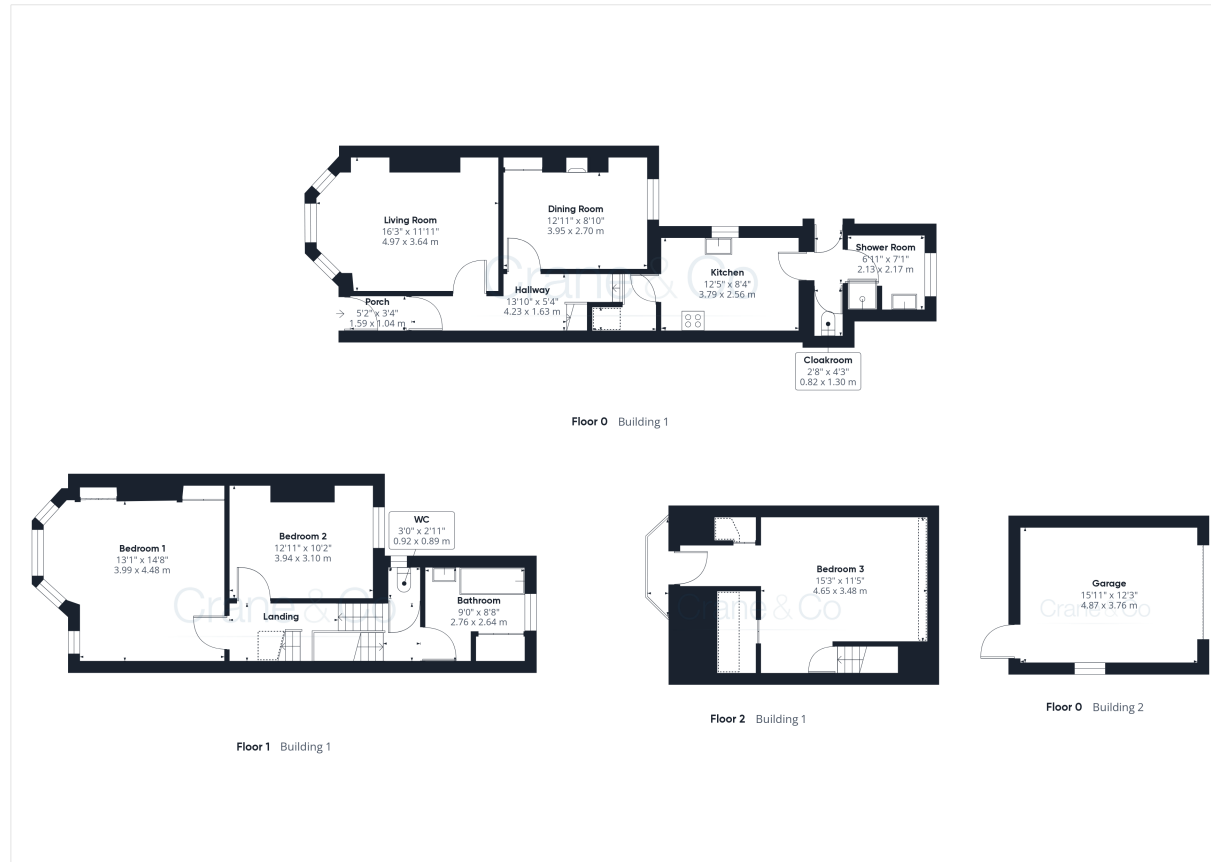


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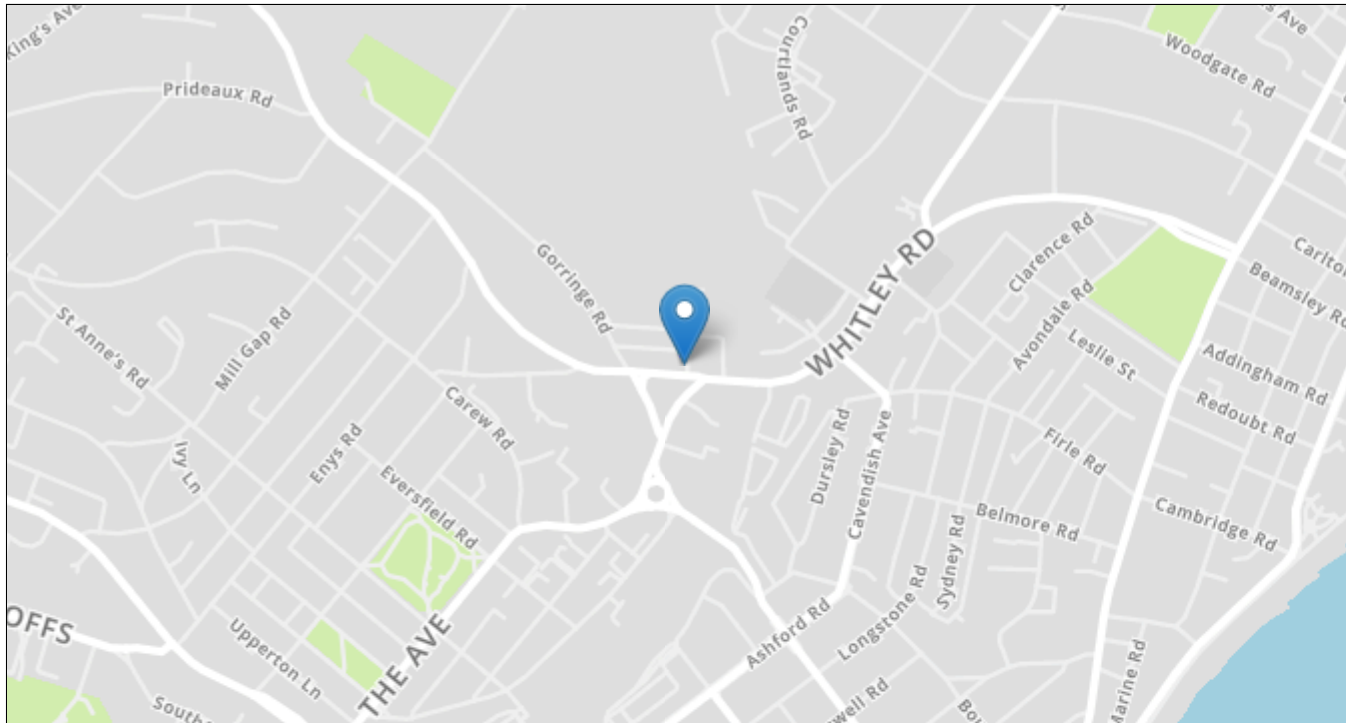
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