



76 Queens Crescent, Eastbourne, BN23 6JR

Price £250,000 | Freehold

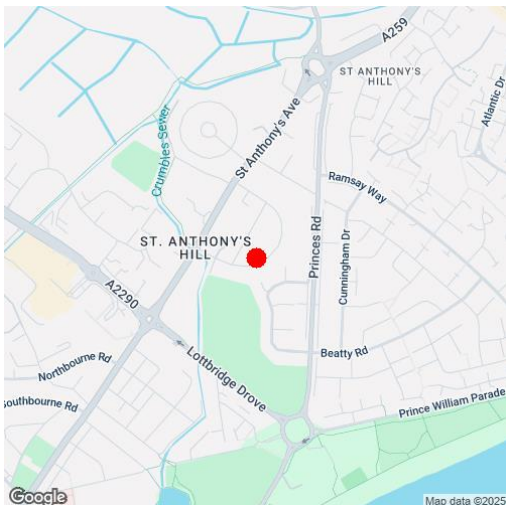
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A three bedroom terrace house with accommodation arranged over three floors in the St Anthony's area of Eastbourne with off-road parking for two vehicles and a 50' rear garden, available with no onward chain. The accommodation comprises two well proportioned reception rooms and a kitchen on the ground floor, a bathroom, two bedrooms, one with en-suite wc on the first floor and the third bedroom on the second floor. The house requires complete modernisation and redecoration throughout, which will need to be undertaken prior to moving in, and this is reflected in the realistic asking price. The area is well served by schools catering for most age groups, with local shops and supermarkets in the immediate vicinity.







## At a Glance:

- Excellent refurbishment project
- Three bedrooms
- Two reception rooms
- Off-road parking
- 50' rear garden
- No onward chain

### Accommodation:

#### HALL

#### SITTING ROOM

13'0" (3.96m) x 12'0" (3.66m)

#### DINING ROOM

11'6" (3.51m) x 10'9" (3.28m)

#### KITCHEN

11'0" (3.35m) x 8'9" (2.67m) Max

#### FIRST FLOOR LANDING

#### BEDROOM 1

14'6" (4.42m) x 10'0" (3.05m)

#### EN-SUITE WC

#### BEDROOM 2

11'9" (3.58m) x 9'9" (2.97m)

#### BATHROOM

#### SEPARATE WC

#### SECOND FLOOR LANDING

#### BEDROOM 3

14'0" (4.27m) x 9'6" (2.9m)

#### OUTSIDE:

#### APPROX 50' REAR GARDEN

#### OFF ROAD PARKING

#### COUNCIL TAX:

Band 'C'

#### EPC:

to be confirmed



Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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