



**2, Queens Mews, 2A Queens Crescent,
Eastbourne, BN23 6JU
£279,950**

Rager & Roberts



2, Queens Mews, 2A Queens Crescent, Eastbourne, BN23 6JU

An immaculately presented and spaciouly proportioned 2 bedroom home of recent construction affording private off road parking and a southerly garden.

entrance hall • cloakroom/wc • L shaped sitting/dining room • luxuriously equipped kitchen with integrated appliances • 2 double bedrooms • luxurious bathroom/wc • gas fired central heating and double glazing • easily maintained southerly garden • private off road parking

Description

An immaculately presented and spaciouly proportioned 2 bedroom home of recent construction affording private off road parking and a southerly garden. Forming part of this attractively designed and recently constructed development, the immaculate accommodation features an L shaped sitting/dining room, luxuriously equipped kitchen and a bathroom and 2 generous double bedrooms. Still under warranty, an inspection will convey the impressive specification and high appeal of this delightful home.

Location

Queens Mews is situated within this popular residential area served by a range of popular local shops and schools and with the nearby Seaside bus service connecting to the town centre with its mainline railway station and principal shopping thoroughfare. Sporting facilities within the Eastbourne area include 3 principal golf courses, sailing at the marina and the David Lloyd sports club.

Double glazed front door to

Spacious Entrance Hall with store cupboard below stairs, fitted doormat, oak effect floor, radiator.

Cloakroom/wc fitted with white suite comprising low level wc, wall mounted wash basin with mixer tap and cupboard below, radiator, extractor fan.

L shaped Sitting/Dining Room 16'4" x 15' (4.98m x 4.57m) affording a southerly aspect into the rear garden, 2 radiators, pair of double glazed casement doors leading to the rear garden.

Kitchen 10'7" x 8'3" (3.23m x 2.51m) luxuriously equipped with a range of working surfaces with white gloss soft closing drawers and cupboards below and a matching range of wall mounted cabinets over, stainless steel sink unit with mixer tap, a range of integrated Whirlpool appliances including the 4 ring gas burning hob with filter hood over and electric oven below, dishwashing machine, eye level refrigerator and freezer unit below, space and plumbing for washing machine, cupboard housing the Baxi wall mounted gas fired boiler, radiator.

The unusually wide staircase rises from the hall to the **First Floor Landing** with deep store cupboard and access hatch to loft.

Bedroom 1 15' x 11'2" (4.57m x 3.4m) affording a southerly aspect and radiator.

Bedroom 2 15' x 11'11" (4.57m x 3.63m) including the 2 recesses and the depth of the deep built in cupboard, radiator.

Bathroom/wc luxuriously equipped with a white suite comprising panelled bath with mixer tap and shower attachment over, low level wc, wall mounted wash basin with mixer tap, mirror fronted cabinet with built in light and shaver point inside, ladder radiator, part tiled walls, extractor fan.

Outside

The level rear garden secures a southerly aspect and is partly attractively paved for ease of maintenance. Gated rear access and timber garden store. There is a large block paved private parking area at the front of the property.

Tenure We are advised that the property is held Freehold.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.