



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£350,000



15 Fitzmaurice Avenue, Eastbourne, BN22 8PE

*** GUIDE PRICE £350,000 - £360,000 ***

With an open outlook at the front across Roselands recreation ground, this 'Art Deco' style house has three generous bedrooms and a secluded rear garden. There is a sitting room and a kitchen area and adjoining dining area that opens onto the rear garden. A useful lean to/utility room runs off the kitchen whilst a bathroom and separate wc are located on the first floor. The property which has been recently decorated also boasts double glazing and gas fired central heating and radiators and scope exists for a driveway, subject to consents. Nearby shops on Seaside, local schools and the picturesque seafront are all within close walking distance.

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Main Features

- Semi Detached House
- 3 Generous Bedrooms
- Sitting Room
- Dining Room
- Fitted Kitchen
- Lean to Utility Room
- Modern Bathroom
- Separate WC
- Secluded Garden
- Overlooking Roselands
Recreation Ground

Entrance

uPVC entrance door to lobby with further door to-

Entrance Hallway

Radiator. Stairs to first floor.

Sitting Room

13'7 x 13'0 (4.14m x 3.96m)

Double glazed bay window to front aspect. Radiator. Picture rail. Corniced ceiling. Feature fireplace with tiled hearth and wooden mantel.

Dining Room Area

11'5 x 10'9 (3.48m x 3.28m)

Radiator. Wood laminate flooring. Sliding double glazed patio doors.

Fitted Kitchen

10'0 x 7'11 (3.05m x 2.41m)

Refitted range of wall and base units. Woodblock worktop with inset single drainer sink unit with chrome mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Double glazed window. Door to-

Lean to Utility Room

Power, light and plumbing. Space for washing machine. Stable doors to garden.

Stairs from Ground to First Floor Landing

Radiator. Loft hatch (not inspected). Built in cupboard.

Bedroom 1

14'7 x 13'11 (4.45m x 4.24m)

Double glazed bay window to front aspect with wonderful views over playing fields. Range of fitted wardrobes and chest of drawers. Radiator. Picture rail.

Bedroom 2

11'2 x 7'10 (3.40m x 2.39m)

Double glazed window to rear aspect. Fitted wardrobe with mirrored sliding doors. Radiator.

Bedroom 3

10'10 x 8'2 (3.30m x 2.49m)

Double glazed window to rear aspect. Radiator. Built in wardrobe and overhead storage. Picture rail.

Modern Bathroom

White suite comprising of panelled bath with shower over and shower screen. Vanity unit with inset wash hand basin and cupboards below. Chrome heated towel rail. Tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There are front and rear gardens. The rear gardens are secluded and arranged to decking and patio with a shed included.

COUNCIL TAX BAND = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.