TOWN PROPERTY

01323 412200

Freehold

Guide Price
£400,000 - £425,000

4 Bedroom | 2 Reception | 2 Bathroom



79 Moy Avenue, Eastbourne, BN22 8UQ

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A handsome three storey family home with an attractive bay fronted, mock Tudor facade, occupying a desirable position along a tree lined road in the ever popular Roselands area. Offered to the market chain free, this spacious property provides well balanced accommodation throughout, featuring four bedrooms, two reception rooms, a bright conservatory and a ground floor cloakroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout ideal for growing families. Outside, the property enjoys a generous rear garden with a decked seating area adjoining the house, leading onto a large lawn, perfect for children, entertaining or relaxing outdoors. To the front, a brick laid driveway provides off road parking for two vehicles. Ideally situated for excellent local schools, the seafront, Sovereign Harbour, the town centre and a wide range of shops and amenities, this is a superb family home in one of Eastbourne's most sought after residential locations.

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Main Features

- CHAIN FREE Three Storey Family Home
- Attractive Bay Fronted Mock Tudor Design
- 4 Bedrooms & 2 Reception Rooms
- Conservatory
- En-Suite To Principal Bedroom
- Family Bathroom/WC & Ground Floor WC
- Large Rear Garden With Decking And Lawn
- Brick Laid Driveway For Two Cars
- Sought After Tree Lined Roselands Location
- Close To Schools, Seafront & Amenities

Entrance Porch
7'7 x 2'6 (2.31m x 0.76m)
Entrance with door to -

Hallway
Doors to lounge, kitchen, dining room & cloakroom.

Ground Floor Cloakroom
Low level WC. Wash hand basin.

Bay Windowed Lounge
15'9 x 11'7 (4.80m x 3.53m)
2 radiators. Feature fire place. Television and telephone points. Bay window to front aspect.

Dining Room
12'4 x 10'4 (3.76m x 3.15m)
Radiator. Feature fire place. Double doors leading to -

Conservatory
11'11 x 8'0 (3.63m x 2.44m)
Double glazed windows and double doors to rear garden.

Fitted Kitchen
12'1 x 8'7 (3.68m x 2.62m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and oven under. Extractor cooker hood. Plumbing and space for washing machine and fridge. Radiator. Double glazed window to rear aspect. Door to rear garden.

Stairs from Ground to First Floor Landing:

Bay Windowed Bedroom 1
15'9 x 11'7 (4.80m x 3.53m)
2 Radiator. Feature fireplace. Carpet. Bay window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Tiled floor.

Bedroom 2
12'6 x 9'5 (3.81m x 2.87m)
Feature fireplace. Carpet. Window to rear aspect.

Bedroom 3
8'9 x 8'8 (2.67m x 2.64m)
Feature fireplace. Carpet. Window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with shower attachment. Low level WC. Wash hand basin. 2 Heated towel rails. Part tiled walls. Tiled floor. 2 Frosted double glazed windows.

Stairs from First to Second Floor:
Door to -

Bedroom 4
10'5 x 9'0 (3.18m x 2.74m)
Radiator. Carpet. Window to rear aspect.

Outside
The rear garden has decking with stairs down to the garden, with lawn areas and a shed.

Parking
Driveway to the front.

EPC = E

Council Tax Band = D

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.