



01323 412200

TOWN PROPERTY

Freehold

71 St. Anthony's Avenue,  
Eastbourne, BN23 6LN

£395,000



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

TOWN PROPERTY logo and contact information

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An extremely well presented and much improved four bedroom semi-detached house enviably situated in St. Anthony's. Conveniently situated for the nearby Crumbles retail park and Langney Shopping Centre the house provides spacious and well proportioned accommodation throughout. Benefits include an enclosed porch, wonderful refitted kitchen which opens onto the dining area and a utility room. The ground floor also comprises of a conservatory that opens onto the rear garden. The first floor comprises of three bedrooms and a luxury family bathroom with freestanding bath. The second floor has a fourth bedroom with En Suite shower room. The rear garden is laid to lawn and decking and has a heated swimming pool and also provides access to the garage and driveway. With local schools within comfortable walking distance the house is considered and ideal family home. An internal inspection comes highly recommended.

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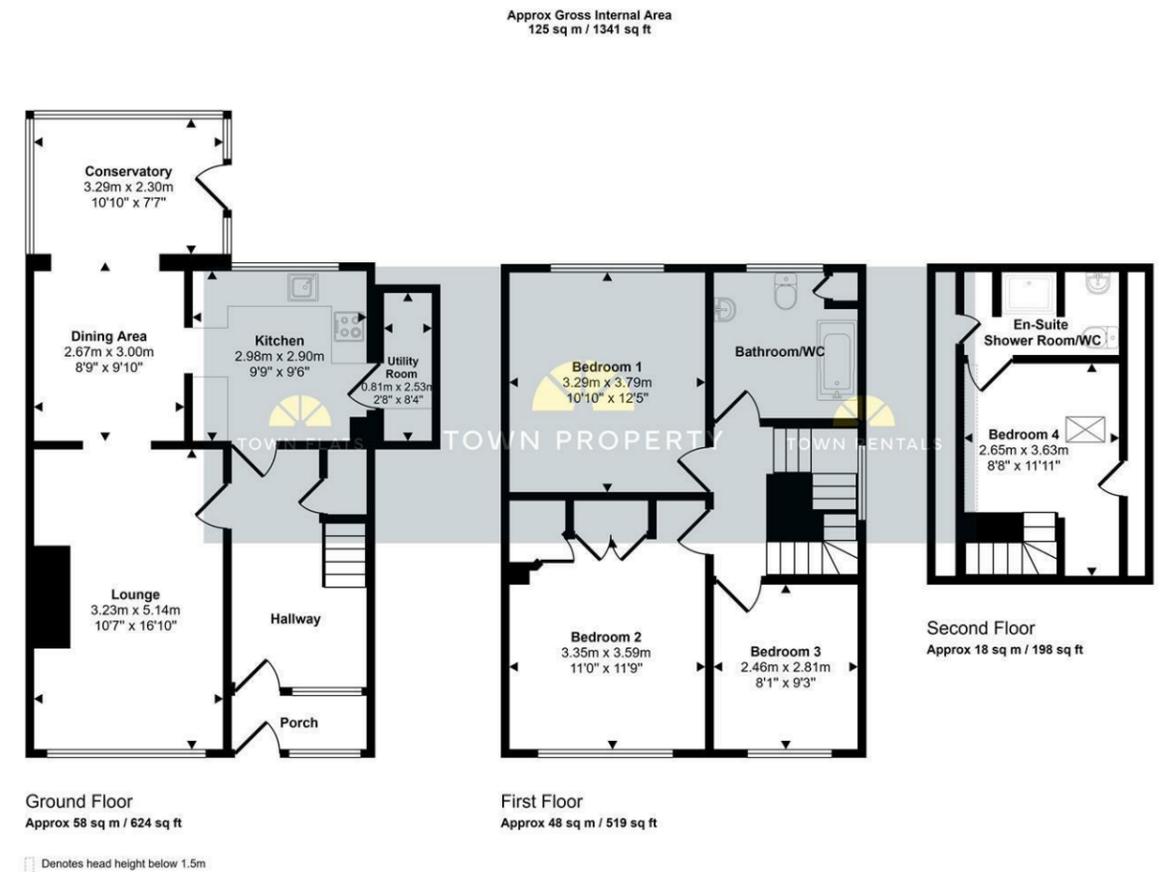
£395,000

Main Features

- 3 Storey Semi Detached House
- 4 Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Conservatory
- Luxury Modern Bathroom/WC
- En Suite Shower Room/WC
- Lawn & Decked Rear Garden with Heated Swimming Pool
- Driveway & Garage
- Close to Local Schools, Shops & Transport Links

**Entrance**  
UPVC front door to-  
**Porch**  
Frosted double glazed window. Inset spotlights. Inner door to-  
**Hallway**  
Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard. Coved ceiling.  
**Lounge**  
16'10 x 10'7 (5.13m x 3.23m)  
Contemporary style radiator. Wood effect flooring. Wall lights. Media wall with inset electric flame effect fire. Archway to-  
**Dining Area**  
9'10 x 8'9 (3.00m x 2.67m)  
Radiator. Wood effect flooring. Coved ceiling. Opening to conservatory and-  
**Kitchen**  
9'9 x 9'6 (2.97m x 2.90m)  
Modern range of fitted wall and base units, surrounding solid wooden worktop with inset single drainer sink unit and mixer tap. Electric induction hob with electric oven under and extractor over. Integrated dishwasher. Space for upright fridge freezer. Larder cupboard. Door to-  
**Utility Room**  
8'4 x 2'8 (2.54m x 0.81m)  
Space and plumbing for washing machine. Space for upright fridge freezer.  
**Conservatory**  
10'10 x 7'7 (3.30m x 2.31m)  
Radiator. Wood effect flooring. Double glazed door to garden.  
**Stairs from Ground to First Floor Landing**  
Stairs to second floor. Double glazed window.  
**Bedroom 1**  
12'5 x 10'10 (3.78m x 3.30m)  
Radiator. Range of fitted wardrobes. Eaves storage. Double glazed window to front aspect.  
**Bedroom 2**  
11'9 x 11'0 (3.58m x 3.35m)  
Radiator. Double glazed window to rear aspect with distant views over open fields.  
**Bedroom 3**  
9'3 x 8'1 (2.82m x 2.46m)  
Radiator. Double glazed window to front aspect.  
**Luxury Modern Bathroom/WC**  
White suite comprising of curved freestanding bath with mixer tap and handheld shower attachment. Low level WC. Vanity unit with marble effect worktop and wash hand basin with mixer tap and cupboards below. Fully tiled walls and tiled flooring. Heated towel rail. Cupboard housing boiler. Frosted double glazed window.  
**Stairs from First to Second Floor**

**Bedroom 4**  
11'11 x 8'8 (3.63m x 2.64m)  
Radiator. Wood effect flooring. Eaves storage. Skylight with glorious far reaching views. Door to-  
**En Suite Shower Room/WC**  
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Inset spotlights. Heated towel rail.  
**Outside**  
The enclosed rear garden is laid to lawn and decking with a wonderful heated raised swimming pool. There is rear access to the-  
**Garage**  
Up and over door.  
**Parking**  
A driveway in front of the garage provides off road parking.  
**COUNCIL TAX BAND = C**  
**EPC = C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.