TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£275,000 - £300,000

180 Maywood Avenue, Eastbourne, BN22 0TJ

*** GUIDE PRICE £275,000 - £300,000 ***
This deceptively spacious three double bedroom mid terrace home offers well proportioned accommodation throughout, making it an ideal choice for families or those seeking versatile living space. The property features a comfortable lounge, a separate dining room perfect for entertaining and a well appointed kitchen complemented by a useful utility room. A ground floor cloakroom adds further convenience, while the conservatory provides an additional bright and airy living area overlooking the garden. Upstairs, the property boasts three generous double bedrooms along with the family bathroom. Externally, the home benefits from a private rear garden with a desirable southerly aspect, ideal for enjoying sunshine throughout the day. Offered to the market chain free, the property is conveniently located within close proximity to local shops, well-regarded schools and excellent transport links.

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Main Features

- Spacious Terraced House
- 3 Double Bedroom
- Utility Room
- Lounge
- Conservatory
- Kitchen
- Dining Room
- Bathroom/WC
- Lawned Rear Garden
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to hallway. Door to-

Utility Room
6'3 x 4'8 (1.91m x 1.42m)
Space and plumbing for appliances.

Hallway
Radiator. Storage cupboard. Stairs to first floor. Understairs storage.

Ground Floor Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window.

Lounge
14'6 x 11'6 (4.42m x 3.51m)
Feature fire. Double glazed doors to-

Conservatory
9'6 x 8'8 (2.90m x 2.64m)
Double glazed roof & windows. Double glazed patio doors to garden.

Kitchen
8'8 x 8'4 (2.64m x 2.54m)
Fitted range of wall and base units, surrounding marble worktops with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level double electric oven. Integrated fridge & freezer. Part tiled walls. Radiator. Double glazed window to front aspect.

Dining Room
14'2 x 9'5 (4.32m x 2.87m)
Radiator. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Two storage cupboards.

Bedroom 1
13'2 x 9'3 (4.01m x 2.82m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
11'2 x 9'8 (3.40m x 2.95m)
Radiator. Built in wardrobes with sliding mirrored doors. Double glazed window to rear aspect.

Bedroom 3
10'0 x 9'9 (3.05m x 2.97m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There are mature trees and shrubs and a shed.

COUNCIL TAX BAND = B

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.