TOWN PROPERTY

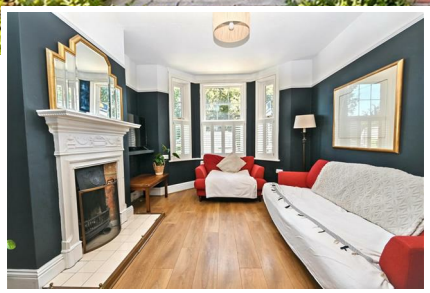
01323 412200

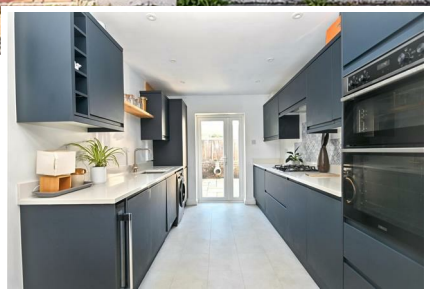
Freehold

3 Bedroom | 2 Reception | 1 Bathroom

# £290,000









## 65 Avondale Road, Eastbourne, BN22 8JR

A wonderful three bedroom bay fronted terraced house enviably situated in Seaside within comfortable walking distance of town and the seafront the house has undergone improvement including a fantastic refitted kitchen with integrated appliances, a ground floor cloakroom and bay windowed lounge with separate dining room. The first floor comprises of three bedrooms, a refitted bathroom and enclosed staircase to the loft room. The rear garden is laid to patio and further benefits include gas central heating and double glazing. An internal inspection comes highly recommended.

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Freehold

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## Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Loft Room
- Patio Courtyard Garden
- CHAIN FREE

### Entrance
Stained glass front door to-

### Porch
Inner door to-

### Hallway
Radiator. Wood effect flooring. Stairs to first floor.

### Lounge
11'9 x 11'6 (3.58m x 3.51m)
Radiator. Wood effect flooring. Working fireplace with tiled hearth. Double glazed bay window to front aspect. Opening to-

### Dining Room
12'0 x 11'7 (3.66m x 3.53m)
Radiator. Wood effect flooring. Picture rail. Double glazed window to rear aspect.

### Kitchen
13'7 x 8'6 (4.14m x 2.59m)
Range of wall and base units, surrounding quartz worktop with inset stainless steel sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Space for upright fridge freezer. Integrated wine cooler. Space and plumbing for washing machine. Integrated dishwasher. Inset spotlights. Radiator. Double glazed door to garden. Door to-

### Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap. Extractor fan. Inset spotlight.

### Stairs from Ground to First Floor Landing
Door to enclosed staircase up to loft room.

### Bedroom 1
11'9 x 11'3 (3.58m x 3.43m)
Radiator. Feature fireplace. Fitted wardrobe. Two double glazed windows to front aspect.

### Bedroom 2
11'8 x 9'1 (3.56m x 2.77m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

### Bedroom 3
10'8 x 8'10 (3.25m x 2.69m)
Radiator. Double glazed window to rear aspect.

### Bathroom/WC
White suite comprising of panelled bath with shower over. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.

### Loft Room
Skylight. Light and power. Eaves storage.

### Outside
The rear courtyard garden is laid to patio with gated side access.

### 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.