



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£259,950



152 Maywood Avenue, Eastbourne, BN22 0TJ

A well presented terraced house that is a short walk from local shops and schools. Situated in Hampden Park the house benefits from an incredible amount of storage, a refitted kitchen with separate utility room, lounge/dining room with bifold doors to the garden and a ground floor cloakroom. The first floor comprised of three bedrooms and a family bathroom. The rear garden is laid to patio and artificial lawn and has a wonderful outbuilding with bifold doors, light and power. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen
- Utility Room
- Lounge/Dining Room
- Bathroom/WC
- Rear Garden with Powered Outbuilding
- Double Glazing & Gas Central Heating Throughout

Entrance

Front door into-

Hallway

Wall lights. Radiator. Stairs to first floor. Double glazed window.

Utility Room

6'6 x 4'9 (1.98m x 1.45m)

Wall mounted unit. Worktop. Space and plumbing for washing machine. Space for upright fridge freezer.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.

Kitchen

8'6 x 8'6 (2.59m x 2.59m)

Refitted range of white wall and base units, marble effect worktop with inset sink unit and mixer tap. Electric hob with glass splashback and extractor above. Eye level double oven. Space and plumbing for dishwasher. Space for undercounter fridge. Double glazed window to front aspect.

Lounge/Dining Room

18'10 x 10'7 (5.74m x 3.23m)

Two radiators. Double glazed window to rear aspect. Double glazed bifold doors to garden.

Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder. Loft hatch (not inspected).

Bedroom 1

13'4 x 9'1 (4.06m x 2.77m)

Coved ceiling. Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2

10'6 x 9'5 (3.20m x 2.87m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'8 x 7'5 (2.64m x 2.26m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and shower screen. Wash hand basin. Low level WC with concealed cistern. Tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to patio and artificial lawn with gated rear access and a wonderful outbuilding with bi fold doors and light and power.

COUNCIL TAX BAND = B

EPC = C

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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.