



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£390,000 - £400,000



3 Bedroom



2 Reception



1 Bathroom



73 Moy Avenue, Eastbourne, BN22 8UQ

GUIDE £390,000 TO £400,000

Located in the heart of Roselands, this attractive three bedroom house is semi detached and bay fronted with a driveway to the front and a rear garden that extends to approximately 100' in length. Having been recently refurbished, the property boasts a stylish modern shower room/wc and new flooring throughout. There are two generous reception rooms and a cloakroom, whilst double glazing, gas fired central heating and radiators extend throughout. A cellar serves to provide useful additional garden storage and the rear garden enjoys a pleasant aspect. The house is within close walking distance of nearby shops on Seaside, Roselands recreation ground and local schools. The picturesque seafront and town centre are also easily accessible. Being sold CHAIN FREE.



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Eastbourne, BN22 8UQ

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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Refitted Kitchen
- Modern Shower Room/WC
- Driveway
- Recently Refurbished Throughout
- CHAIN FREE

Entrance

Covered entrance with private front door to-

Vestiuble

Carpet. Cupboard housing gas boiler. Frosted windows. Inner door to-

Hallway

Understairs cupboard. Carpet.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

Sitting Room

15'10 x 11'7 (4.83m x 3.53m)

Radiator. Carpet. Fireplace surround with mantel above and inset gas fire. Double glazed bay window to front aspect.

Dining Room

12'6 x 10'6 (3.81m x 3.20m)

Radiator. Carpet. Decorative fireplace with tiled hearth. Double glazed windows. Double glazed doors to rear garden.

Refitted Kitchen

12'1 x 8'9 (3.68m x 2.67m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and washer dryer. Range of wall mounted units. Radiator. Luxury vinyl flooring. Double glazed windows to rear and side aspects. Double glazed frosted door to side aspect.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 1

16'2 x 10'0 (4.93m x 3.05m)

Radiator. Carpet. Built in wardrobe. Double glazed bay window to front aspect.

Bedroom 2

12'5 x 9'1 (3.78m x 2.77m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'10 x 8'6 (2.69m x 2.59m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Radiator. Fully tiled walls. Tiled flooring. Frosted double glazed window.

Outside

There is a sizeable lawned rear garden that extends to approximately 100' in length and this includes fruit trees, a greenhouse and has gated side access. A cellar is also included.

Parking

A driveway to the front provides ample off street parking.

COUNCIL TAX BAND = D

EPC = D

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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.