TOWN PROPERTY

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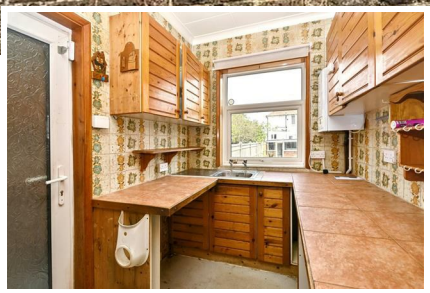
Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£270,000









5 Wallis Avenue, Eastbourne, BN23 6LR

A chain free three bedroom terraced house situated in the St. Anthonys area of Eastbourne within close proximity of local shops and the Seafront and with the rare advantage of a garage and driveway. The house is in need of updating but offers wonderful potential with two reception rooms, the dining room opening onto the rear garden, three first floor bedrooms and a wet room. Local schools are nearby and an internal inspection comes highly recommended.

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Freehold

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Main Features

- Terraced House
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Kitchen
- Wet Room/WC
- Patio Rear Garden
- Driveway & Garage Providing Invaluable Off Road Parking
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Parquet flooring. Stairs to first floor. Understairs cupboard. Double glazed window.

Ground Floor Cloakroom
Low level WC. Tiled walls. Frosted double glazed window.

Lounge
11'7 x 10'9 (3.53m x 3.28m)
Radiator. Feature fireplace with tiled surround and hearth. Parquet flooring. Double glazed bay window to front aspect.

Dining Room
12'0 x 10'9 (3.66m x 3.28m)
Radiator. Parquet flooring. Feature fireplace. Double glazed windows to rear. Double glazed door to garden.

Kitchen
8'1 x 6'4 (2.46m x 1.93m)
Range of fitted wall and base units, surrounding worktop with inset single drainer sink unit. Space and plumbing for washing machine. Wall mounted gas boiler. Tiled walls. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing
Parquet flooring. Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1
13'0 x 10'8 (3.96m x 3.25m)
Radiator. Wood effect flooring. Double glazed bay window to front aspect.

Bedroom 2
10'9 x 10'7 (3.28m x 3.23m)
Radiator. Fitted cupboard. Double glazed window to rear aspect.

Bedroom 3
8'9 x 8'4 (2.67m x 2.54m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Wet Room/WC
Shower with fixed seat. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to patio with gated side access and flower beds. To the rear of the garden there is a brick built workshop and a-

Garage
Up and over door.

Parking
There is off road parking in front of the garage.

EPC = D

COUNCIL TAX BAND = C

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.