

1 St Antonys Mews,  
St Antonys Avenue,  
Eastbourne,  
BN23 6LY

Freehold

Guide Price  
£440,000 - £460,000



3 Bedroom 1 Reception 3 Bathroom



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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.



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An executive, attractive and modern detached home, constructed in 2008 and tucked away within a private cul-de-sac of just four properties. This property benefits from a unique stand alone design, complete with a separate garage and a generous driveway providing parking for three vehicles with potential for additional space if required. The accommodation is beautifully presented throughout and features a welcoming central entrance hall with an impressive staircase rising to the first floor. The ground floor offers a dual aspect sitting room, a bright triple aspect kitchen/dining room ideal for modern living and a convenient ground floor shower room. Upstairs, the property continues to impress with three well proportioned double bedrooms, including a superb dual aspect principal bedroom with its own En-Suite shower room. To the rear, a large lawned garden provides a wonderful outdoor space and enjoys a peaceful setting backing directly onto open fields. The first floor bedrooms also benefit from these pleasant views, further enhancing the sense of space and privacy. Finished to an immaculate standard throughout, this is a superb home in an exclusive and highly desirable setting.

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### Main Features

- Modern Detached House
- 3 Double Bedrooms
- Ground Floor Shower Room/WC
- Lounge/Dining Room
- Kitchen/Diner
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage

### Entrance

Double glazed front door to-

### Hallway

Radiator. Understairs cupboard.

### Ground Floor Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

### Lounge/Dining Room

24'10 x 12'4 (7.57m x 3.76m)

Two radiators. Double glazed box bay window to front aspect. Double glazed patio doors to garden.

### Kitchen/Diner

21'1 x 12'9 (6.43m x 3.89m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor. Further electric oven. Space and plumbing for washing machine. Space for fridge freezer. Breakfast bar. Radiator. Double glazed window to front aspect. Double glazed door to side. Double glazed patio doors to garden.

### Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window to rear aspect.

### Bedroom 1

19'3 x 9'9 (5.87m x 2.97m)

Two radiators. Built in wardrobe. Dual aspect with double glazed windows to front and rear aspect.

### En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

### Bedroom 2

12'0 x 10'6 (3.66m x 3.20m)

Radiator. Double glazed window to front aspect.

### Bedroom 3

12'3 x 8'2 (3.73m x 2.49m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

### Outside

The rear garden is predominantly laid to lawn with, mature trees, plants, shrubbery, fenced boundaries and gated side access.

The front garden is laid to artificial lawn with mature shrubbery.

### Parking

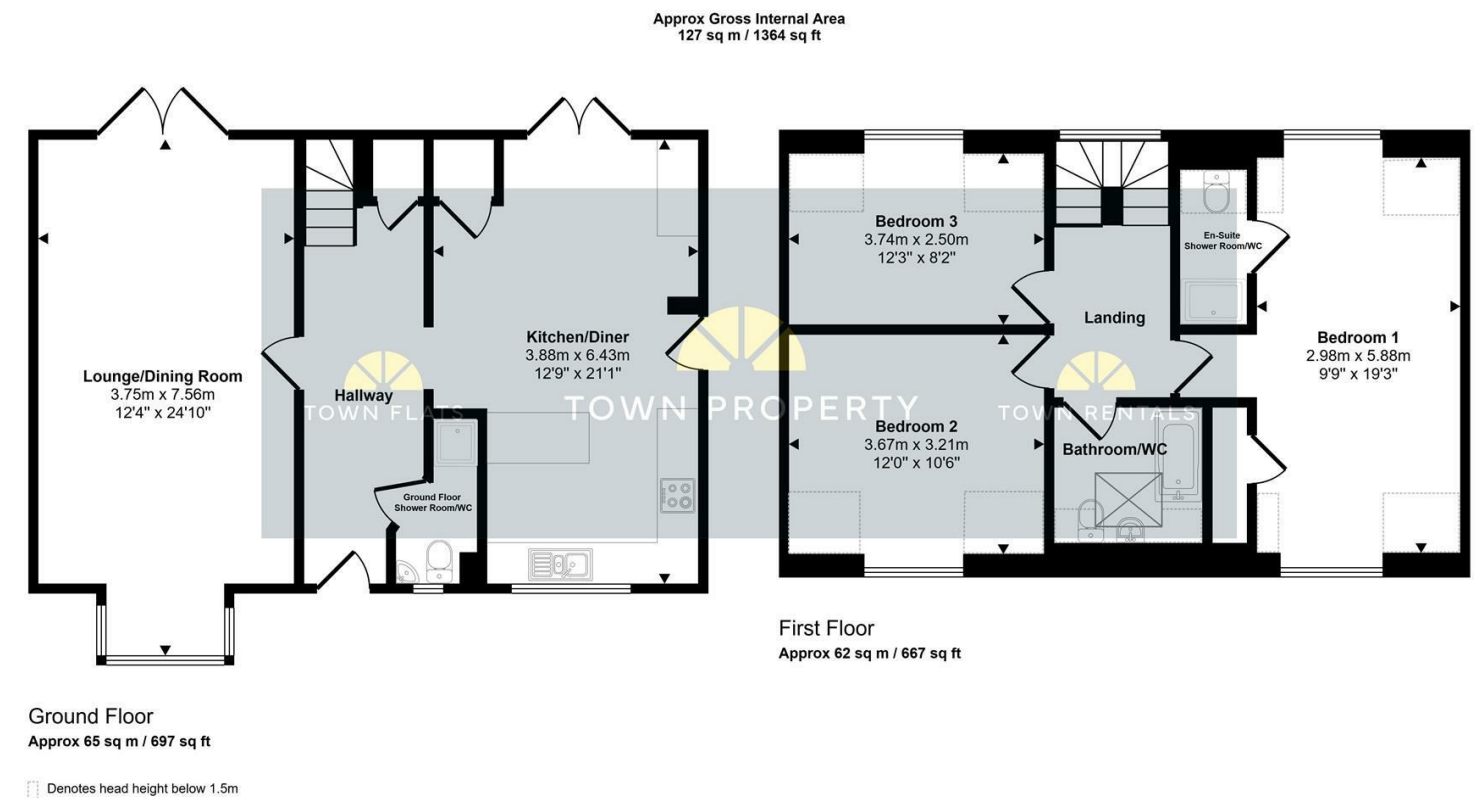
A brick laid driveway to the front of the property provides off road parking for multiple vehicles.

### Garage

Up and over door.

COUNCIL TAX BAND = E

EPC = C



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