Freehold

105 Baldwin Avenue, Eastbourne, BN21 1UL

Guide Price £475,000 - £495,000








3 Bedroom | 3 Reception | 1 Bathroom

TOWN PROPERTY www.town-property.com 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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*** GUIDE PRICE £475,000- £495,000 ***
A three bedroom detached house in a superb Old Town location, offering excellent scope for modernisation and the opportunity to create a fantastic family home. The property has been extended to the rear and provides particularly good living accommodation, including a front sitting room, separate dining room opening into a garden room and a kitchen with an adjoining lean-to providing access to the rear garden and garage. A ground floor cloakroom completes the ground floor. Outside, there is a good sized lawned front garden, driveway and garage, while the rear garden is a particularly attractive feature, being of a good size and enjoying a westerly aspect. Although the property would benefit from updating and modernisation, it offers a great combination of space, potential and location. Situated in the ever popular Old Town, the property is particularly well placed for a number of highly regarded schools and their catchment areas, whilst also being close to local shops, amenities and excellent transport links. A rare opportunity to modernise and personalise a detached family home in one of Eastbourne's most sought-after locations.

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Main Features

- Attractive Three Bedroom Detached House
- Three Reception Rooms
- Ground Floor Cloakroom
- Good Sized Westerly Facing Rear Garden
- Driveway & Garage
- Superb & Highly Sought-After Old Town Location
- Excellent Scope For Modernisation & Improvement
- Popular School Catchment Area
- Double Glazing & Gas Central Heating Throughout

Entrance
Double glazed front door to-

Porch
Double glazed windows to front and side aspect. Inner door to-

Hallway
Radiator. Understairs cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Window.

Lounge
14'5 x 11'11 (4.39m x 3.63m)
Radiator. Double glazed window to front aspect.

Kitchen
13'6 x 11'8 (4.11m x 3.56m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Space and plumbing for washing machine and dishwasher. Further undercounter space. Radiator. Double glazed window to rear aspect. Door to-

Lean To
10'11 x 4'2 (3.33m x 1.27m)
Double glazed windows. Door to garage and door to garden.

Dining Room
11'8 x 11'2 (3.56m x 3.40m)
Radiator. Breakfast serving hatch. Double glazed bay window to side aspect. Doors to-

Garden Room/Reception Room
15'1 x 14'2 (4.60m x 4.32m)
Two radiators. Double glazed window to side aspect. Double glazed sliding doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
14'6 x 12'0 (4.42m x 3.66m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
11'11 x 10'11 (3.63m x 3.33m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
10'4 x 8'6 (3.15m x 2.59m)
Radiator. Two built in cupboards. Double glazed window to rear aspect.

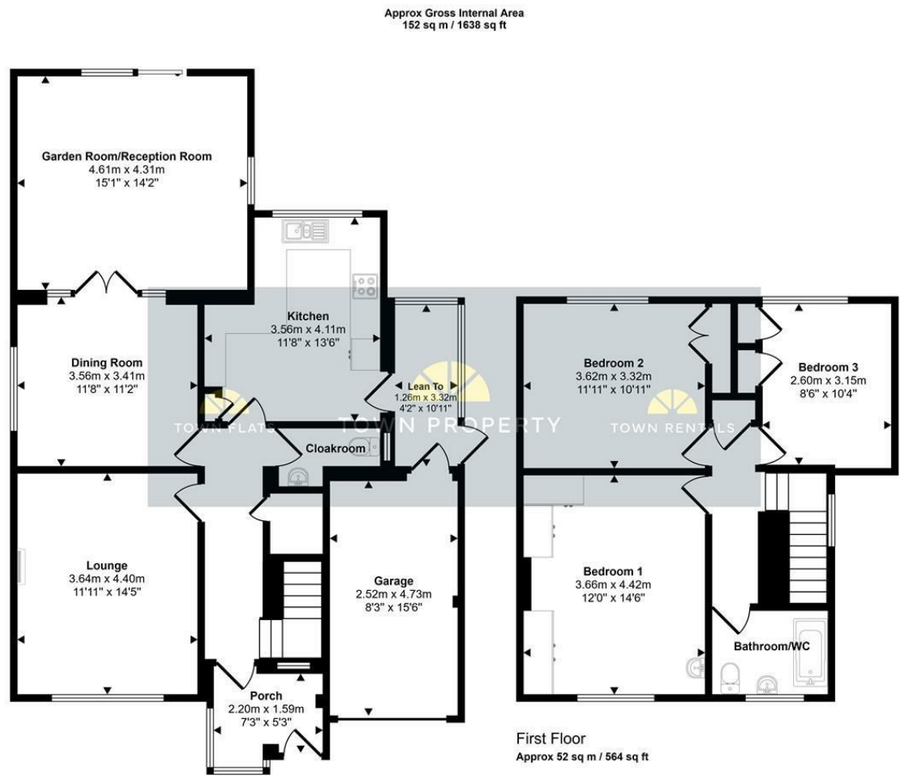
Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin.

Outside
The rear garden is mainly laid to lawn with mature planted borders.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
15'6 x 8'3 (4.72m x 2.51m)
Up and over door. Light and power. Door to lean to.

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.