TOWN PROPERTY

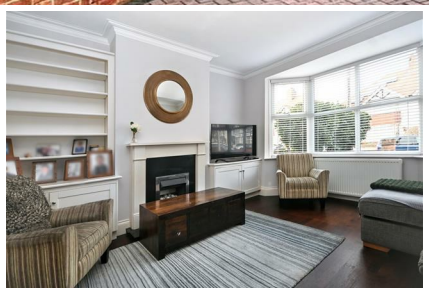
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Freehold

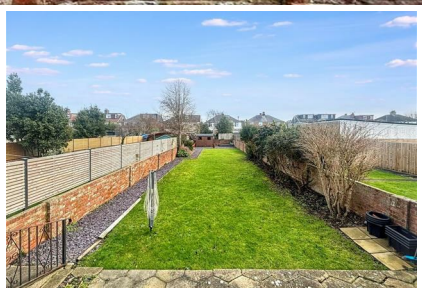
3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£380,000 - £390,000









72 Moy Avenue, Eastbourne, BN22 8UQ

*** GUIDE PRICE £380,000 TO £390,000 ***
An attractive three bedroom semi detached house that provides spacious and well proportioned accommodation situated in the ever popular Roselands area of Eastbourne. The house benefits from two separate reception rooms, a fitted kitchen and ground floor cloakroom. The first floor comprises of three bedrooms, an incredibly spacious bathroom with jacuzzi bath and separate shower cubicle. To the front the house has off road parking for two vehicles and a sizeable rear garden that is mainly laid to lawn. Local shops, playing fields and schools are all within easy walking distance. An internal inspection comes highly recommended.

Freehold

72 Moy Avenue, Eastbourne, BN22 8UQ

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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Sizeable Lawned Rear Garden
- Driveway

Entrance
Double glazed front door to-

Lobby
Corniced ceiling. Radiator. Door to-

Cloakroom
Low level WC. Wash hand basin. Frosted double glazed window.

Hallway
Radiator. Stairs to first floor. Wood effect flooring. Frosted double glazed window.

Lounge
14'9 x 12'11 (4.50m x 3.94m)
Radiator. Corniced ceiling. Feature fireplace with marble surround and hearth. Fitted shelving and cupboards. Wood effect flooring. Double glazed bay window to front aspect.

Dining Room
12'9 x 10'10 (3.89m x 3.30m)
Radiator. Corniced ceiling. Wood effect flooring. Double glazed french door to garden.

Kitchen
11'11 x 8'8 (3.63m x 2.64m)
Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Inset four ring has hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Built in larder cupboard. Part tiled walls. Tiled flooring. Double glazed windows to rear and side aspects. Double glazed door to side.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Frosted double glazed window.

Bedroom 1
14'11 x 10'7 (4.55m x 3.23m)
Radiator. Fitted wardrobe. Double glazed bay window to front aspect.

Bedroom 2
12'11 x 11'1 (3.94m x 3.38m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
9'10 x 7'9 (3.00m x 2.36m)
Radiator. Built in cupboard with shelving. Double glazed window to front aspect.

Bathroom/WC
Refitted white suite comprising of jacuzzi bath with handheld shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Two frosted double glazed windows.

Outside
The sizeable rear garden is mainly laid to lawn with an area of patio, flower beds with mature shrubs and gated side access.

Parking
There is a block paved driveway to the front of the property providing off road parking for two vehicles.

EPC = D

COUNCIL TAX BAND = D

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.