



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

Guide Price

£300,000 - £325,000



2 Avebury Mews, Eastbourne, BN23 7FA

*** GUIDE PRICE £300,000 - £325,000 ***

Forming part of the exclusive 'Avebury Mews' development built in recent years by the Park Lane Group, this deceptively spacious terraced house boasts three bedrooms with the master bedroom complimented by en suite facilities. The well appointed kitchen/breakfast room includes mostly integrated appliances and a frosted dividing screen opens onto the open plan sitting/dining room where access is gained to the secluded rear garden. Further benefits include a cloakroom, modern bathroom/wc with both allocated and visitor parking also provided. Avebury Mews is just yards from Langney Shopping centre, nearby schools and bus links that run into town.

**2 Avebury Mews,
Eastbourne, BN23 7FA**

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Main Features

- Terraced Mews House
- 3 Bedrooms
- Open Plan Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Open Plan Sitting Room/Dining Room
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space & Shared Visitor Parking
- Shops, Schools & Bus Links Nearby

Entrance

Frosted double glazed door to-

Open Plan Kitchen/Breakfast Room

14'1 x 12'11 (4.29m x 3.94m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Integrated dishwasher and washing machine. Range of wall mounted units. Space for fridge freezer. Radiator. Luxury vinyl flooring. Double glazed window to front aspect. Door to cloakroom. Frosted privacy screens to-

Open Plan Sitting Room/Dining Room

18'6 x 12'11 (5.64m x 3.94m)

Radiator. Carpet. Sliding double glazed doors to rear.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below.

Stairs from Ground to First Floor Landing

Airing cupboard housing gas boiler. Sky light. Access to loft (not inspected).

Bedroom 1

12'11 x 11'4 (3.94m x 3.45m)

Radiator. Fitted wardrobe. Store cupboard. Carpet. Double glazed window to rear aspect.

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit under. Heated towel rail. Part tiled walls. Tiled flooring.

Bedroom 2

12'2 x 6'10 (3.71m x 2.08m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

9'6 x 5'10 (2.90m x 1.78m)

Radiator. Carpet. Double glazed window to front aspect.

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Part tiled walls. Tiled flooring.

Outside

There is a rear garden laid to lawn and patio with a shed included and gated rear access.

Parking

There is an allocated parking space and further visitors parking bays nearby.

AGENTS NOTE:

There is a management charge of approximately £400 per annum.

EPC = B

COUNCIL TAX BAND = C

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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.