



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£425,000 - £450,000



4 Bedroom



2 Reception



2 Bathroom



79 Moy Avenue, Eastbourne, BN22 8UQ

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A handsome three storey family home with an attractive bay fronted, mock Tudor facade, occupying a desirable position along a tree lined road in the ever popular Roselands area. Offered to the market chain free, this spacious property provides well balanced accommodation throughout, featuring four bedrooms, two reception rooms, a bright conservatory and a ground floor cloakroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout ideal for growing families. Outside, the property enjoys a generous rear garden with a decked seating area adjoining the house, leading onto a large lawn, perfect for children, entertaining or relaxing outdoors. To the front, a brick laid driveway provides off road parking for two vehicles. Ideally situated for excellent local schools, the seafront, Sovereign Harbour, the town centre and a wide range of shops and amenities, this is a superb family home in one of Eastbourne's most sought after residential locations.



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Main Features	Entrance Porch 7'7 x 2'6 (2.31m x 0.76m) Entrance with door to -
• CHAIN FREE Three Storey Family Home	Hallway Doors to lounge, kitchen, dining room & cloakroom.
• Attractive Bay Fronted Mock Tudor Design	Ground Floor Cloakroom Low level WC. Wash hand basin.
• 4 Bedrooms & 2 Reception Rooms	Bay Windowed Lounge 15'9 x 11'7 (4.80m x 3.53m) 2 radiators. Feature fire place. Television and telephone points. Bay window to front aspect.
• Conservatory	Dining Room 12'4 x 10'4 (3.76m x 3.15m) Radiator. Feature fire place. Double doors leading to -
• En-Suite To Principal Bedroom	Conservatory 11'11 x 8'0 (3.63m x 2.44m) Double glazed windows and double doors to rear garden.
• Family Bathroom/WC & Ground Floor WC	Fitted Kitchen 12'1 x 8'7 (3.68m x 2.62m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and oven under. Extractor cooker hood. Plumbing and space for washing machine and fridge. Radiator. Double glazed window to rear aspect. Door to rear garden.
• Large Rear Garden With Decking And Lawn	Stairs from Ground to First Floor Landing:
• Brick Laid Driveway For Two Cars	Bay Windowed Bedroom 1 15'9 x 11'7 (4.80m x 3.53m) 2 Radiator. Feature fireplace. Carpet. Bay window to front aspect. Door to -
• Sought After Tree Lined Roselands Location	En-Suite Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Tiled floor.
• Close To Schools, Seafront & Amenities	Bedroom 2 12'6 x 9'5 (3.81m x 2.87m) Feature fireplace. Carpet. Window to rear aspect.
	Bedroom 3 8'9 x 8'8 (2.67m x 2.64m) Feature fireplace. Carpet. Window to rear aspect.
	Modern Bathroom/WC Suite comprising panelled bath with shower attachment. Low level WC. Wash hand basin. 2 Heated towel rails. Part tiled walls. Tiled floor. 2 Frosted double glazed windows.
	Stairs from First to Second Floor: Door to -
	Bedroom 4 10'5 x 9'0 (3.18m x 2.74m) Radiator. Carpet. Window to rear aspect.
	Outside The rear garden has decking with stairs down to the garden, with lawn areas and a shed.
	Parking Driveway to the front.
	EPC = E
	Council Tax Band = D