



TOWN PROPERTY



📞 01323 412200

Freehold



3 Bedroom

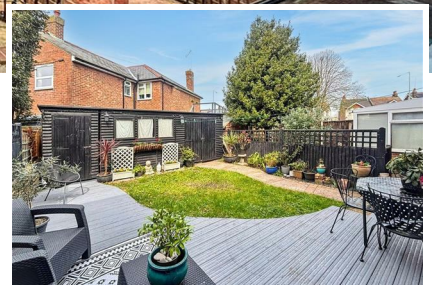


2 Reception



1 Bathroom

£299,950



81 Avondale Road, Eastbourne, BN22 8JU

A well proportioned and well presented 3 bedroom terraced house enviably situated opposite playing fields and benefitting from wonderful views from the first floor. Located in Seaside the house benefits from a through lounge/dining room, downstairs cloakroom and fitted kitchen. The first floor comprises of three double bedrooms and a modern bathroom as well as a loft that is used as an occasional office. Local shops and Eastbourne's Seafront are nearby. An internal inspection comes highly recommended.



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Eastbourne, BN22 8JU

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Main Features

- Terraced House
- 3 Double Bedrooms
- Dining Room
- Lounge
- Kitchen
- Modern Bathroom/WC
- Landscaped Rear Garden
- Close to Local Shops, Seafront & Transport Links

Entrance
Front door to-

Hallway
Radiator. Picture rail. Wood effect laminate flooring. Stairs to first floor. Understairs study/office area.

Ground Floor Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap. Radiator. Wood effect laminate flooring. Frosted double glazed window.

Dining Room
11'7 x 11'3 (3.53m x 3.43m)
Radiator. Feature fireplace with tiled surround and hearth. Picture rail. Double glazed bay window to front aspect. Opening to-

Lounge
12'1 x 11'1 (3.68m x 3.38m)
Radiator. Picture rail. Feature fireplace with tiled surround and hearth. Double glazed patio door to garden.

Kitchen
8'4 x 7'3 (2.54m x 2.21m)
Fitted range of white high gloss wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset four ring gas hob with extractor above. Electric oven. Space and plumbing for washing machine. Integrated dishwasher. Space for upright fridge freezer. Part tiled walls. Wood effect laminate flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Airing cupboard with radiator and fixed shelving. Loft hatch to loft room which has two velux windows, radiator and light and power.

Bedroom 1
13'2 x 10'0 (4.01m x 3.05m)
Radiator. Built in wardrobes. Picture rail. Double glazed bay window to front aspect with wonderful views.

Bedroom 2
10'8 x 9'4 (3.25m x 2.84m)
Radiator. Picture rail. Built in wardrobes. Double glazed window to rear aspect.

Bedroom 3
9'6 x 8'3 (2.90m x 2.51m)
Radiator. Picture rail. Double glazed window to front aspect with wonderful views over playing fields.

Bathroom/WC
Modern white suite comprising of panelled bath with shower over and fitted shower screen. Low level WC with concealed cistern and built in vanity cupboard. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn and decking with a patio walkway to the large wooden outbuilding at the rear that has light and power. There is gated side access.

COUNCIL TAX BAND = B

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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.