TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£299,950









92 Wilton Avenue, Eastbourne, BN22 9HU

A well presented three bedroom staggered semi detached house with an ALLOCATED PARKING SPACE and GARAGE. Situated in Hampden Park the house provides well proportioned accommodation comprising of a lounge, refitted kitchen/breakfast room that opens onto the lawned and decked rear garden, three good size bedrooms and a luxury refitted bathroom. Further benefits include double glazing, gas central heating and local schools, shops and amenities can be found nearby. An internal inspection comes highly recommended.

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Main Features

- Staggered Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Lawned & Decked Rear Garden
- Allocated Parking Space
- Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools & Transport Links

Entrance
Double glazed front door to-

Porch
Wood effect flooring. Double glazed windows. Inner door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor. Door to-

Lounge
18'7 x 11'5 (5.66m x 3.48m)
Radiator. Wood effect flooring. Coved ceiling. Feature fireplace with inset gas fire. Double glazed window to front aspect. Door to-

Kitchen/Dining Room
14'7 x 8'10 (4.45m x 2.69m)
Fitted range of wall and base units, surrounding marble effect worktop with inset ceramic butlers sink and mixer tap. Four ring gas hob with double electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Wood effect flooring. Radiator. Double glazed window to rear aspect. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
15' x 8'6 (4.57m x 2.59m)
Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Double glazed window to front aspect.

Bedroom 2
11'11 x 8'10 (3.63m x 2.69m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3
8'2 x 5'10 (2.49m x 1.78m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
Luxury white suite comprising of freestanding bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Fitted wall unit. Heated towel rail. Frosted double glazed window.

Outside
The rear garden has a large area of decking adjoining the house, with areas of lawn, patio and flower beds. There is gated side access to the-

Garage
Up and over door.

Parking
There is an allocated parking space next to the garage.

COUNCIL TAX BAND = B

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.