

105 Astaire Avenue,
Eastbourne, BN22 8UT

Freehold

£430,000



3 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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This stylish three bedroomed home Period home in Roselands is notable for its generous living accommodation and excellent presentation. With two reception rooms where a wood burner is included within the dining room, there is an adjoining conservatory where views onto the landscaped rear garden can be enjoyed. Many rooms are complimented by fitted plantation shutters and the house also features a porch, a new cloakroom and an elegant bathroom/wc. Conveniently located within walking distance of local schools and shops, the seafront and town centre are also within approximately half a mile distance.

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Main Features

- Semi Detached Period House
- 3 Bedrooms
- Cloakroom
- Sitting Room & Dining Room
- Conservatory
- Kitchen
- Modern Bathroom/WC
- Rear Garden Approx 110' in Length
- Far Reaching Views Towards The South Downs
- CHAIN FREE

Entrance

Frosted door to-

Porch

Frosted windows. Ceramic tiled floor. Inner door to-

Hallway

Radiator. Exposed wooden flooring. Understairs cupboard. Frosted double glazed window with plantation shutters.

Sitting Room

14'10 x 13'0 (4.52m x 3.96m)

Radiator. Carpet. Ornate open fireplace with mantel above. Double glazed window to front aspect with plantation shutters.

Dining Room

11'9 x 10'9 (3.58m x 3.28m)

Exposed wooden flooring. Wood burner with brick tiled hearth. Double glazed windows to rear aspect with plantation shutters.

Kitchen

14'4 x 8'7 (4.37m x 2.62m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Space for American style fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Wall mounted gas boiler. Tiled flooring. Double glazed windows to rear and side aspects. Double glazed door to side.

Double Glazed Conservatory

16'8 x 4'6 (5.08m x 1.37m)

Radiator. Wood laminate flooring. Double glazed windows. Double glazed door to rear.

Stairs from Ground to First Floor Landing

Linen cupboard. Access to loft (not inspected). Double glazed window to front aspect with plantation shutters.

Bedroom 1

15'0 x 13'5 (4.57m x 4.09m)

Radiator. Carpet. Double glazed window to front aspect with plantation shutters.

Bedroom 2

11'10 x 10'11 (3.61m x 3.33m)

Radiator. Carpet. Tiled fireplace with mantel above. Double glazed window to rear aspect with far reaching views towards the South Downs.

Bedroom 3

8'7 x 7'10 (2.62m x 2.39m)

Radiator. Carpet. Double glazed window to rear aspect with far reaching views towards the South Downs.

Modern Bathroom/WC

Panelled bath with mixer tap, shower attachment, shower screen and wall mounted shower. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window with plantation shutters.

Outside

Lovely rear gardens extend to approximately 100' in length and are arranged to lawn, patio and raised borders. There is also a generous cellar and gated side access. The front garden provides scope for off street parking, subject to consents.

COUNCIL TAX BAND = D

