TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £350,000 - £360,000









157 Astaire Avenue, Eastbourne, BN22 8UU

GUIDE PRICE £350,000 - £360,000
Situated in the highly sought after Roselands area of Eastbourne, this immaculately presented three bedroom bay fronted semi detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Beautifully maintained throughout, the property features a welcoming lounge with attractive bay window, a separate dining room perfect for entertaining, a well-appointed kitchen and a bright conservatory overlooking the rear garden. Upstairs, the family bathroom is fitted with both a bath and a separate shower, providing practicality and comfort for modern family living. Externally, the property benefits from a block paved driveway providing off road parking, while to the rear is a large, private garden offering an excellent space for relaxation, outdoor dining and family enjoyment. Ideally located within the catchment area for highly regarded schools, the property also enjoys convenient access to local transport links, Eastbourne's picturesque seafront, an excellent selection of shops, and a variety of cafés, bars and restaurants. An exceptional family home in a popular residential location, viewing is highly recommended.

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Main Features

- Beautifully Presented Semi Detached House Located In The Popular Roselands
- 3 Bedrooms
- Bay Windowed Lounge
- Dining Room
- Fitted Kitchen
- Double Glazed Conservatory
- Modern Bathroom/WC
- Double Glazing
- Patio, Lawned & Decked Split Level Rear Garden
- Off Road Parking

Covered Entrance
Entrance door to -

Hallway
Radiator. Understairs storage. Additional cupboard. Obscured glass windows to front aspect.

Bay Windowed Lounge
14'10 x 10'9 (4.52m x 3.28m)
Radiator. Double glazed bay window.

Dining Room
13'9 x 10'4 (4.19m x 3.15m)
Radiator. Window and door to -

Double Glazed Conservatory
16'5 x 7'1 (5.00m x 2.16m)
Double glazed windows and bi-fold door to rear garden. Polycarbonate roof.

Fitted Kitchen
10'3 x 7'3 (3.12m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in gas hob with grill and oven under. Stainless steel splash backs. Radiator. Double glazed window to side aspect. Window and door to conservatory.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
13'9 x 10'2 (4.19m x 3.10m)
Radiator. Mirrored fitted wardrobe. Double glazed window to front aspect.

Bedroom 2
15'4 x 8'8 (4.67m x 2.64m)
Radiator. Range of fitted furniture. Double glazed window to rear aspect.

Bedroom 3
9'11 x 7'5 (3.02m x 2.26m)
Radiator. Cupboard housing water cylinder. Double glazed window to rear aspect.

Modern Bath & Shower Room
Modern suite comprising bath with mixer tap. Shower cubicle with rainwater shower head. Low level WC. Wash hand basin set in vanity unit with mixer tap and drawer under. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
Rear Garden: Large split level rear garden laid to patio, decking and lawn with a shed.

Front Garden: Borders with mature shrubs and off road parking.

Parking
Block paved driveway.

Council Tax Band = D

EPC = D

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.