



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 1 Bathroom

£269,950



## 20 Avondale Road, Eastbourne, BN22 8JN

A charming period bay fronted terraced house, ideally situated in the popular Seaside area, well regarded for its close proximity to the town centre, train station and seafront. Offering character and well proportioned accommodation throughout, the property features a bay fronted sitting room, dining room semi open plan to the kitchen, and a bright, welcoming feel ideal for modern living. To the first floor are two generous double bedrooms together with access to a boarded and usable loft room via a ladder, providing excellent additional storage or hobby space. Externally, the property benefits from a large south easterly rear garden, perfect for outdoor entertaining and enjoying the sunshine.

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## Main Features

- Period Bay Fronted Terraced House
- Popular Seaside Location
- Close To Town Centre, Train Station & Seafront
- Bay Fronted Lounge
- Dining Room Semi Open Plan To Kitchen
- Two First Floor Double Bedrooms
- Boarded & Usable Loft Room
- Large South Easterly Rear Garden
- Character Features Throughout
- Bright & Well Proportioned Accommodation

### Entrance Porch

Double glazed door to -

### Hallway

Radiator. Exposed floorboards.

### Bay Windowed Lounge

13'2 x 11'1 (4.01m x 3.38m )

Radiator. Double glazed bay window to front aspect.

### Dining Room

11'1 x 10'4 (3.38m x 3.15m )

Radiator. Exposed floorboards. Double glazed window to rear aspect.

### Fitted Kitchen

9'3 x 7'10 (2.82m x 2.39m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Built-in gas hob and electric double oven. Extractor cooker hood. Integrated dishwasher. Plumbing and space for washing machine and fridge/freezer. Boiler. Under stairs cupboard. Terracotta floor tiles. Double glazed window to rear aspect. Double glazed door to rear garden.

### Stairs from Ground to First Floor Landing:

Split level landing. Partial exposed floorboards. Loft access with ladder.

### Bedroom 1

14'4 x 11'0 (4.37m x 3.35m )

Radiator. Built-in wardrobes. Exposed floorboards. Double glazed window to front aspect.

### Bedroom 2

10'10 x 8'2 (3.30m x 2.49m )

Radiator. Exposed floorboards. Double glazed window to rear aspect.

### Modern Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Shower cubicle with wall mounted shower. Low level WC. Vanity unit with inset wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.

### Loft Ladder To:

### Loft Room

14'2 x 10'10 (4.32m x 3.30m )

Room not accessed via an official staircase. Under eaves storage. Double glazed Velux window.

### Rear Garden

Sunny South Easterly facing rear garden, newly paved path from back door, part walled, part fenced boundaries with gate for rear access. There is also a hardstanding at the bottom of the garden.

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.