



Freehold



1 Bedroom



1 Reception



1 Bathroom

Guide Price  
£215,000 - £225,000



**34 Mendip Avenue, Eastbourne, BN23 8ER**

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An extremely well presented and rarely available one bedroom end of terrace house with two allocated parking spaces and an enclosed rear garden. Enviable situated on the Penine Estate within comfortable walking distance of Langney Shopping Centre the house provides well proportioned accommodation. Benefits include an entrance porch, lounge with french doors to the garden, a double bedroom and refitted bathroom. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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**Main Features**

- End of Terrace House
- 1 Double Bedroom
- Lounge
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Allocated Off Road Parking
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links

**Entrance**

UPVC door with frosted glass into-

**Porch**

Wood effect flooring. Built in cupboard. Frosted double glazed window to side aspect. Inner door to-

**Lounge**

13'1 x 12'8 (3.99m x 3.86m)

Radiator. Stairs to first floor. TV point. Double glazed french doors to garden. Opening to-

**Kitchen**

12'6 x 5'4 (3.81m x 1.63m)

Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wall mounted gas boiler. Understairs cupboard. Double glazed window to side aspect.

**Stairs from Ground to First Floor Landing**

Loft access (not inspected).

**Bedroom 1**

12'8 (into wardrobe) x 10'9 (3.86m (into wardrobe) x 3.28m)

Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed window to side aspect.

**Bathroom/WC**

White suite comprising of panelled bath with mixer tap, handheld shower attachment and shower screen. Further shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

**Outside**

The enclosed rear garden is mainly laid to lawn with an area of patio, flower beds, a pear tree and gated side access.

**Parking**

There are two parking spaces, one to the front and one to the rear of the property.

**COUNCIL TAX BAND = B**

**EPC = C**