



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom

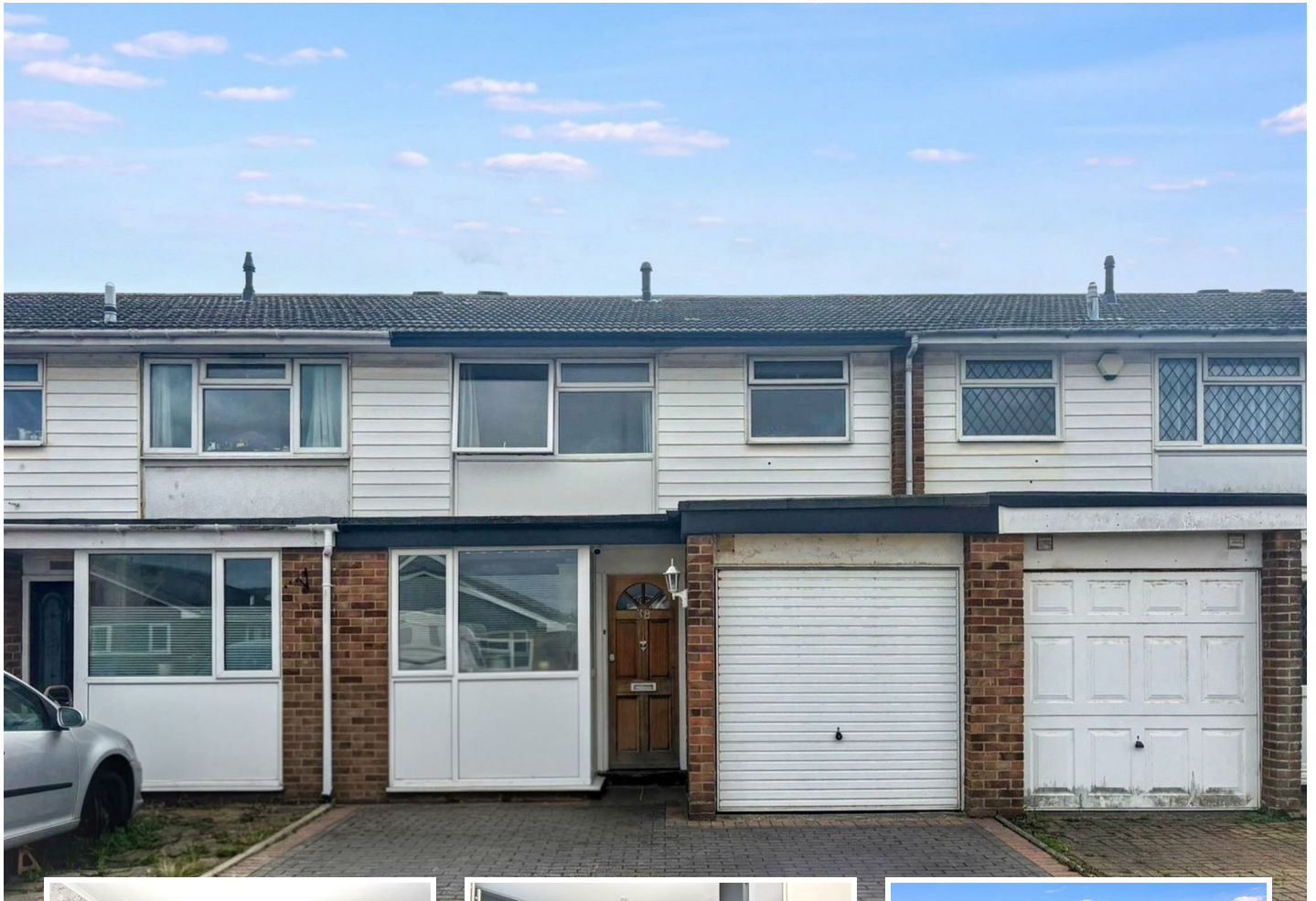


1 Reception



1 Bathroom

£299,950



38 Jervis Avenue, Eastbourne, BN23 6DS

An extremely well presented extended three bedroom terraced house in Langney Point. Enviably situated within easy walking distance of the Seafront and local shops the house benefits from a refitted kitchen and bathroom, lounge with a wonderful dining room/playroom extension with vaulted ceiling, double glazing and gas central heating. The garage has been converted to provide a ground floor utility room and cloakroom with additional storage. There is off road parking to the front. An internal inspection comes very highly recommended.

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Eastbourne, BN23 6DS

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Main Features

- Extended Terraced House
- 3 Bedrooms
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Lounge
- Dining Room/Playroom
- Bathroom/WC
- Rear Garden
- Driveway

Entrance
Front door to-

Hallway
Wood effect flooring. Radiator.

Kitchen
10'11 x 6'10 (3.33m x 2.08m)
Refitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring electric hob with extractor over. Eye level double oven. Integrated fridge freezer. Space and plumbing for dishwasher. Inset spotlights. Double glazed window to front aspect.

Utility Room
7'3 x 6'5 (2.21m x 1.96m)
Wood effect flooring. Space and plumbing for washing machine and tumble dryer. Door to-

Ground Floor Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap, tiled splashback and vanity unit below.

Lounge
18'1 x 16'10 (5.51m x 5.13m)
Wood effect flooring. Radiator. Coved ceiling. Two built in cupboards. Bifold doors to-

Dining Room/Playroom
14'11 x 8'7 (4.55m x 2.62m)
Glass vaulted ceiling. Wood effect flooring. Radiator. Bifold doors to garden.

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

Bedroom 1
10'0 x 9'5 (3.05m x 2.87m)
Coved ceiling. Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2
10'1 x 7'10 (3.07m x 2.39m)
Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 3
8'0 x 7'6 (2.44m x 2.29m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bathroom/WC
Refitted white suite comprising of panelled bath with shower screen and rainwater shower head. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Low level WC with concealed cistern. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Frosted double glazed window.

Outside
The enclosed rear garden is laid to patio and artificial lawn with gated rear access.

Parking
There is off road parking to the front of the property.

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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.