



**HOME + CASTLE**  
ESTATE AGENTS

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## Aylesbury Avenue, Eastbourne, BN23

| House | 3 Bedrooms

Home & Castle are pleased to advertise this immaculately presented 3 bedroom semi-detached house with garage and off-road parking for 2 - 3 cars. Gas central heating and double glazing throughout. Enclosed rear garden with patio area. Lovely home in a great location.

**TO LET**

**£1,600 PCM**

### **Approach**

Block paved driveway with mature plants and shrub borders. Off road parking for 2 - 3 cars.

### **Porch 5'11" x 2' (1.80m x 0.61m)**

Tiled floor. Wall mounted coat hooks. Wooden door with glazed panels to hallway.

### **Entrance Hall 11'10" max x 6'4" max (3.61m max x 1.93m max)**

Tiled flooring, fitted ceiling light, radiator and power points.

### **Living/ Dining room 24' x 11'5" (7.32m x 3.48m)**

Dual aspect with double glazed windows to the front and rear of the property. Pendant light fittings, carpet, radiator and fireplace.

### **Kitchen 9'8" x 8'4" (2.95m x 2.54m)**

A range of base, wall and drawer units with fitted work surfaces, stainless steel sink with chrome tap, space for washing machine, fridge freezer and electric cooker, dual aspect double glazed window to the rear and side aspect, fitted light and power points. uPVC door to patio and garden.

### **Landing 9' x 4'10" (2.74m x 1.47m)**

Double glazed window to the side aspect, pendant light fitting, carpet, radiator, power points and access to the loft.

### **Bedroom 1 14' x 12' (4.27m x 3.66m)**

Double glazed window to the front aspect, carpet, pendant light fitting, storage cupboard, radiator and power points.

### **Bedroom 2 9'10" x 9'3" (3.00m x 2.82m)**

Double glazed window to the rear aspect, carpet, pendant light fitting, radiator and power points.

### **Bedroom 3 8'9" x 7'10" (2.67m x 2.39m)**

Double glazed window to the rear aspect, laminate wood effect laminate flooring, pendant light fitting, radiator and power points.

### **Bathroom 8'6" x 5'6" (2.59m x 1.68m)**

Double glazed opaque windows x 2, WC, vanity unit sink with chrome mixer tap, panelled bath with fitted rainfall and hand held chrome showers. Vinyl flooring, spot lights and chrome ladder style radiator.

### **Garden Approx 54' x 15'**

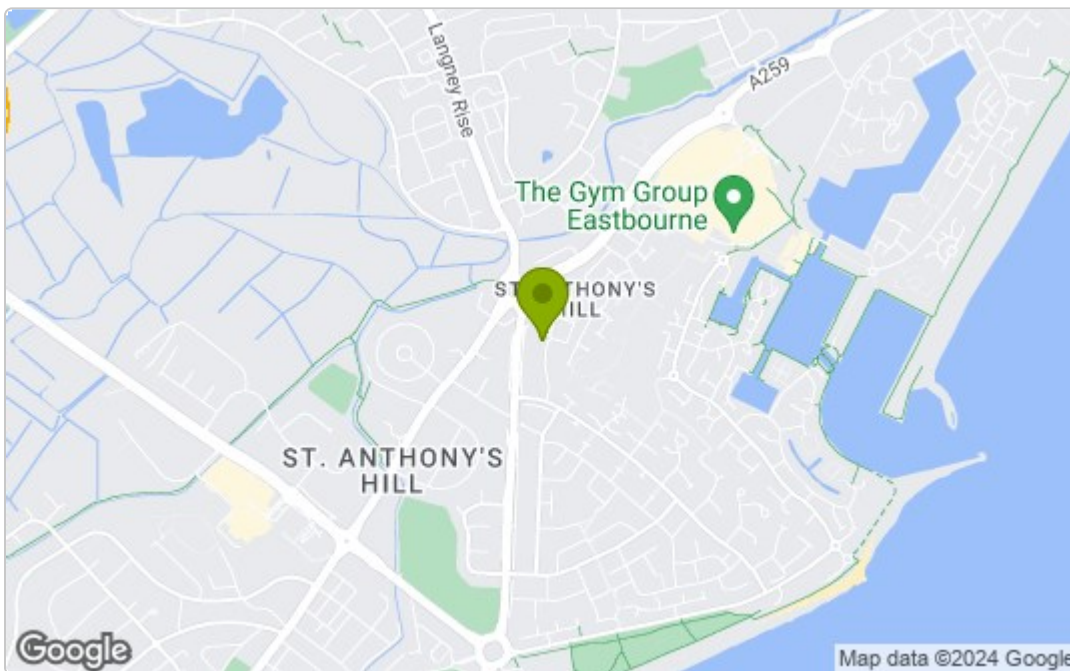
Mostly laid to lawn with patio area and pathway with a range of plant and shrub borders. Gate to garage en bloc.

### **Garage 16' x 7'2" (4.88m x 2.18m)**

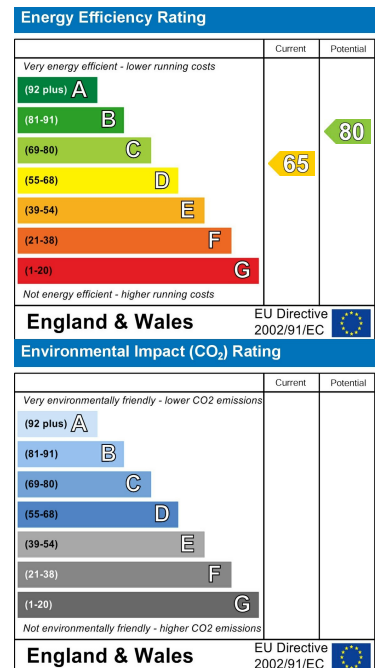
Situated at the rear and closest to the back gate. Up and over door

# Floor Plan

## Area Map



## Energy Efficiency Graph



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