



7 Eversfield House, 34 The Avenue, Eastbourne, BN21 3YQ

Price Guide £179,950

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A SECOND FLOOR, TWO BEDROOM, purpose built flat located close to Eastbourne town centre and railway station. Comprising 23'2 LOUNGE/DINING ROOM, KITCHEN, SHOWER ROOM, DOUBLE GLAZING and GAS CENTRAL HEATING.



Communal front door with security entry phone to:

Communal entrance hall

Lift to second floor, front door to:

Entrance Hall

Security entry phone, radiator, door to airing cuoboard.

Kitchen

8'8 x 8' (2.64m x 2.44m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Space for cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge. Double glazed window.

Lounge/Dining Room

23'2 x 10'5 narrowing to 8'8 (7.06m x 3.18m narrowing to 2.64m)
Double glazed window, 2 radiator, TV point.

Bedroom One

15'5 x 10' (4.70m x 3.05m)
Two radiators, double glazed windows to two sides.

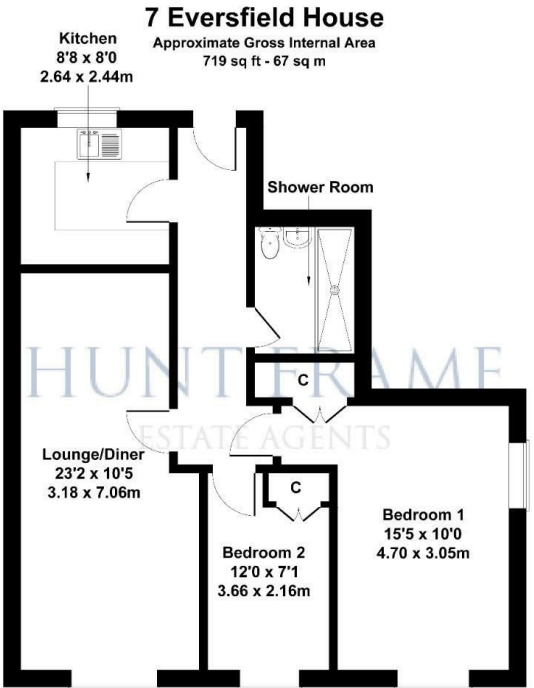
Bedroom Two

12' x 7'1 (3.66m x 2.16m)
Radiator, double glazed window.

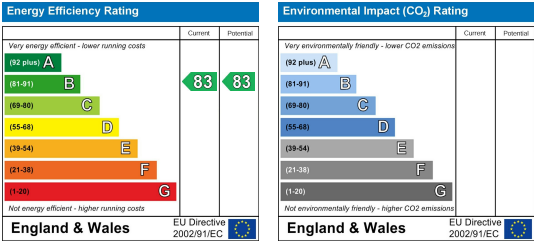
Shower Room

In a suite comprising shower cubicle, low level wc, pedestal was basin, heated towel rail.

Lease: 999 years from 1975
SHARE OF FREEHOLD
MAINTENANCE : £2588.52 pr annum (£1294.26 half yearly).



Not to Scale. Produced by The Plan Portal 2024
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