



A highly desirable extended three bedroom semi-detached house with a good sized westerly garden and views towards The South Downs. This modernised home includes recently fitted kitchen, utility room, re-fitted cloakroom/WC, contemporary bathroom lounge/diner and a further spacious reception room with wood burning stove and doors onto a wonderful sandstone patio terrace. Outside there is off road parking for two vehicles and a private garden backing onto The Cuckoo Trail. This delightful house is located in the always popular Roselands area of Eastbourne.

**Guide Price £430,000 to £440,000**  
**Freehold**



115 Astaire Avenue, Eastbourne, East Sussex, BN22 8UT

### Entrance Porch

Double glazed front door. Wood flooring.

### Entrance Hall

Double glazed window to side. Stairs leading to first floor. Wood flooring. Radiator.

### Cloakroom

Opaque double glazed window to side. Radiator. Attractive panelling. W.C with concealed cistern and wash hand basin.

### Lounge - 4m x 3.58m (13'1" x 11'8")

Bay double glazed window to front with fitted shutters. Radiator. Gas fireplace with wooden mantel. Wood flooring. Picture rail and coving features. Open to dining room.

### Dining Area - 3.73m x 3.1m (12'2" x 10'2")

Wood flooring. Picture rail and coving features. Radiator. Glazed internal door.

### Sitting Room - 5.04m x 3.46m (16'6" x 11'4")

Double glazed window to rear, and French doors to rear. Wood burner. Coving features. Carpet flooring.

### Kitchen - 4.37m x 2.73m (14'4" x 8'11")

Glazed wooden door to front. Two skylights. Laminate flooring and partially tiled walls. Inset spotlights. Built in larder cupboard.

Fully fitted with a range of shaker style cream wall and base units and solid wood work surfaces with inset 1 and 1/2 bowl sink and drainer unit. Space for large fridge/freezer and range style cooker. Integrated dishwasher. Archway to utility room.

### Utility Room - 3.42m x 1.88m (11'2" x 6'2")

Archway. Glazed stable door to rear. Laminate flooring. Inset spotlights.

Fitted with a range of wall and base units and solid wood work surfaces with inset stainless steel sink and drainer unit. Space for fridge/freezer.

Plumbing for washing machine.

### First Floor Landing

Double glazed window to rear. Loft access. Linen cupboard.

### Bedroom One - 4.17m x 3.27m (13'8" x 10'8")

Double glazed bay window to front. Fitted wardrobes. Radiator.

### Bedroom Two - 3.76m x 3.13m (12'4" x 10'3")

Double glazed window to rear with views towards The South Downs. Radiator. Coving features.

### Bedroom Three - 2.67m x 2.41m (8'9" x 7'10")

Double glazed window to front.

### Bathroom

Opaque double glazed window to rear. Heated towel rail. Extractor fan. Inset spotlights. Laminate flooring and partially tiled walls. Modern suite comprising of bath with mixer taps and shower over with fitted glass shower screen, wash hand basin set in vanity unit and W.C with concealed cistern.

### Driveway

Block paved driveway for two cars. Side access.

### Rear Garden

Large sandstone patio area. Steps down to lawned area Outside tap. Fencing surrounds. Mature trees and shrubs. Timber shed.

### Council Tax

Band D with Eastbourne Borough Council.

### Utilities

This property has the following utilities: Water; Mains Drainage; Mains Gas; Mains Electricity; Mains Primary Heating; Gas central heating system

Solar Power; None

To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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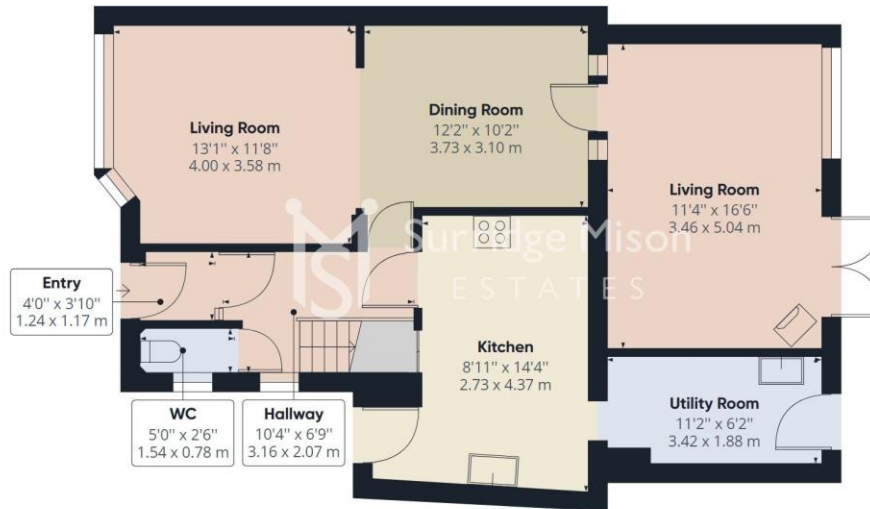
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



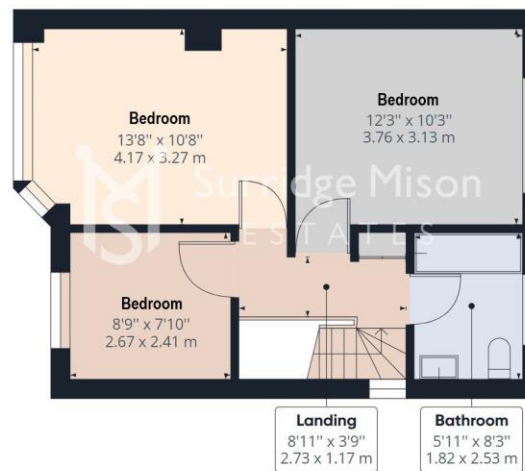


Floor 0

Approximate total area<sup>(1)</sup>

1253.80 ft<sup>2</sup>

116.48 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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