



This modern three-bedroom detached house is exceptional in its presentation and has been renovated and reconfigured by the current owner to provide such a comfortable home in true 'turn key' condition and being offered to the market CHAIN FREE. Planning Permission has been granted to extend further which would provide a further bedroom and en-suite and dressing room facility. Situated in a convenient position in the popular Old Town area in Eastbourne the property offers ideal accommodation, and position for young and growing families with all local amenities including shops, primary and secondary schools, and downsizers who wish to enjoy the easy access to the town centre and all the facilities it offers. The improvements which have taken place include, rewiring, newly updated gas boiler, wood flooring and underfloor heating, a stunning refitted and modern kitchen / dining / family room with built in and integral appliances surrounding a large and expansive central island unit overhead skylight and contrasting units, plus fitted wood burner in the living room. Stuart Avenue is a residential avenue of well-spaced detached family homes in a long-favoured part of Old Town. Cavendish and Ocklynge Schools are within easy walking distance, and other Good Ofsted rated schools for all ages are also easily accessed. Local shopping facilities and new GP surgery can be found at Green Street, with Eastbourne Town Centre being less than two miles distant. The accommodation comprises of wide entrance porch through to the internal hallway which boasts wood flooring and underfloor heating. There is a ground floor W.C and well equipped utility room which allows for side access. The reception room is an impressive double aspect room with the fitted wood burner and again wood flooring and under floor heating. The kitchen / dining / family room is an impressive 23'10" x 18'5" room and is superbly equipped with modern units and integral dishwasher and microwave with further high quality built in appliances include Miele Nespresso coffee machine and double electric oven plus granite work surfaces. The central island unit has matching granite work surface and fitted There are bi-fold doors opening to the rear garden, a tastefully tiled floor with underfloor heating plus air conditioning unit. Upstairs leading from the spacious landing are three good sized bedrooms and the modern bathroom which has been refitted to include a separate shower cubicle. The garden to the rear is a quality paved patio and laid to lawn with all necessary additions to include tap and power. There is a summer house and integral garage with power and light.

**Guide Price £550,000-£575,000**

**Tenure Freehold | Council Tax Band- E**



17 Stuart Avenue, Eastbourne, BN21 1UR

**Entrance Porch-** Casement door to front. Double glazed opaque windows to front and side. Vinyl flooring and power points. Glazed door leading to entrance hall.

**Entrance Hall-** Solid wood flooring with underfloor heating. Deep understairs storage cupboard. Inset ceiling LED lights and coving. Stairs leading to first floor.

**Lounge -** 5.66m x 3.28m (18'7" x 10'9")- Double aspect room with double glazed windows to front and rear. Solid wood flooring with underfloor heating. Open fireplace with fitted wood burner. Wall lights and coved ceiling.

**Kitchen / Dining / Family Room -** 7.26m x 5.61m (23'10" x 18'5")- Double aspect room with double glazed window to side and bi-fold doors to rear. Feature skylight. Partially tiled walls and tiled flooring with underfloor heating. Inset ceiling LED lights. Air conditioning unit. Fully fitted with a range of contemporary base units and large island with integral dishwasher and wireless charging point. Granite work surfaces with inset stainless steel sink and drainer unit and 5 burner gas hob with fitted stainless steel cooker hood. Feature slate wall with integral eye level microwave, Miele Nespresso coffee machine and double electric oven. Space for large American style fridge/freezer.

**Utility Room -** 2.69m x 2.24m (8'10" x 7'4")- Double glazed opaque door to side. Partially tiled walls and tiled flooring with underfloor heating. Inset ceiling LED lights. Fully fitted with a range of modern white gloss wall and base units. Work surfaces with inset stainless steel sink and drainer unit and space and plumbing for washing machine and tumble dryer.

**Cloakroom-** Opaque double glazed window to side. Tiled flooring with underfloor heating. Inset ceiling LED lights. Wash hand basin set in vanity unit with tiled splashback and W.C with concealed cistern.

**First Floor Landing-** Double glazed window to front with views towards the South Downs National Park. Loft access. Cupboard. Inset ceiling LED lights. Radiator.

**Bedroom One -** 5.84m x 3.71m (19'2" x 12'2")- Double aspect room with double glazed windows to front and rear with views towards the South Downs National Park. Air conditioning unit. Carpet flooring. Radiator.

**Bedroom Two -** 3.1m x 3.02m (10'2" x 9'11")- Double glazed window to rear with views towards the South Downs National Park. Radiator. Carpet flooring.

**Bedroom Three -** 3.02m x 2.51m (9'11" x 8'3")- Double glazed window to rear with views towards the South Downs National Park. Radiator. Carpet flooring. Built in wardrobes with sliding doors.

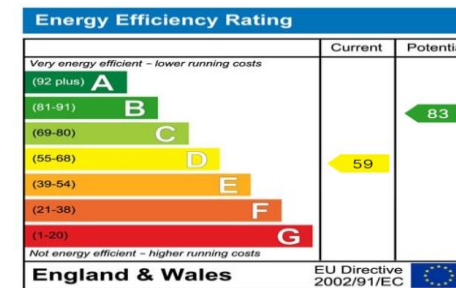
**Bathroom-** Double glazed opaque window to side. Partially tiled walls and tiled flooring. Inset ceiling LED lights. Cupboard. Chrome towel rail. Extractor fan. Luxury suite comprising of bath with mixer taps, walk in shower cubicle with rainhead shower, wash hand basin set within vanity unit and W.C.

**Front Garden-** Mainly laid to lawn with flower beds and borders with shingle.

**Driveway-** Block paved large driveway.

**Garage-** Single garage with power and light and up & over door.

**Rear Garden-** Views towards the South Downs National Park. Landscaped being mainly laid to lawn with feature railway sleepers, sandstone patio area with steps. Mature shrubs, flower beds and borders. Fencing surrounds. Outside tap. Summerhouse. Gated access to both sides.



## 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.gov.uk/en-gb/mobile-coverage>

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.



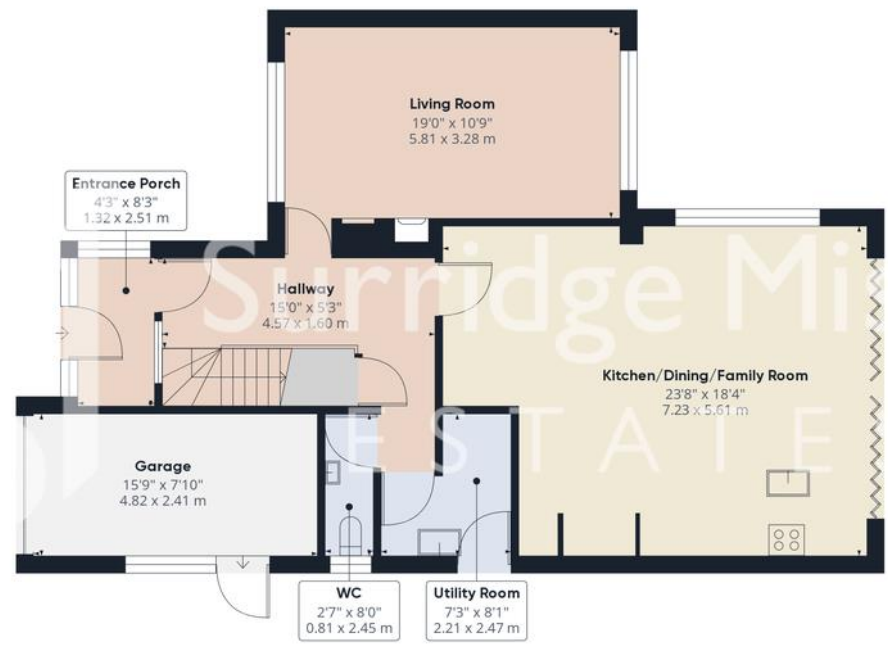
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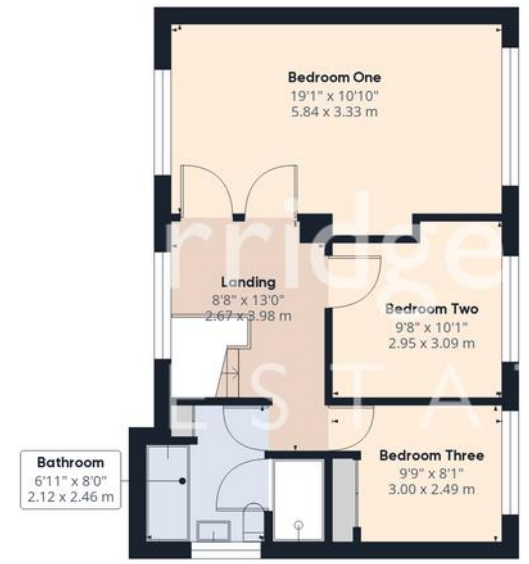
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0

**Approximate total area<sup>(1)</sup>**  
1529.34 ft<sup>2</sup>  
142.08 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.

Calculations are based on RICS IPMS 3C standard.

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