



BROOK GAMBLE



65 Avondale Road, Eastbourne, BN22 8JR

£339,950

Brook Gamble are delighted to be offering an extremely well presented, and most spacious tastefully decorated three bedroom mid terrace house, in the popular Seaside area of Eastbourne, ideally located just across the road from Seaside recreation ground and with local amenities close by. The property benefits from a RECENTLY INSTALLED MODERN FITTED KITCHEN with built-in appliances to include double oven and dishwasher. Spacious lounge with original features, dining room, three good sized bedrooms and a LOFT ROOM, ground floor cloakroom and delightful WESTERLY FACING COURTYARD GARDEN. CHAIN FREE. Viewing is essential. Sole Agents.

Accommodation Comprising

Main front door, hallway, radiator, stairs rising to first floor landing.

Lounge 14 x 11'7 (4.27m x 3.53m)

Radiator, picture rail, feature fire surround and tiled hearth, laminate wood flooring, double glazed bay window to front aspect with fitted shutter blinds.

Dining Room 12'5 x 11'11 (3.78m x 3.63m)

With picture rail. Laminate wood flooring, radiator, feature fire surround and tiled hearth, double glazed window to rear overlooking courtyard garden.

Modern Fitted Kitchen 14'6 x 9'1 (4.42m x 2.77m)

Fitted with a range of wall and base units in a matt finish, complementary work surface, four ring gas hob with extractor hood above, Zanussi double oven, fitted dishwasher, wall mounted gas central heating "Worcester" boiler concealed by cupboard unit, space for upright fridge/freezer, wall mounted contemporary radiator, recessed spotlighting, double glazed door leading onto courtyard garden.

Ground Floor Cloakroom

Low-level WC, wash hand basin, recessed spotlight, extractor fan unit.

First Floor Landing

Stairs leading to loft room.

Main Bedroom 12'5 x 11'10 (3.78m x 3.61m)

With a range of built-in wardrobes, exposed floorboards, feature fire surround, radiator, further original storage cupboard, two double glazed windows to front aspect overlooking Seaside recreation ground.

Bedroom Two 11'11 x 9'2 (3.63m x 2.79m)

With feature fire surround, radiator, double glazed window to rear aspect.

Bedroom Three 11'1 x 9'1 (3.38m x 2.77m)

Radiator, BT point, double glazed window to rear.

Loft Room 14'6 x 13'5 (4.42m x 4.09m)

Velux window, eaves storage cupboards, and exposed brickwork.

Family Bathroom

Comprising low-level WC, wash hand basin, bath with mixer tap and wall mounted shower above with riser rail and rainfall shower head, tiled splashback, radiator, double glazed window to side

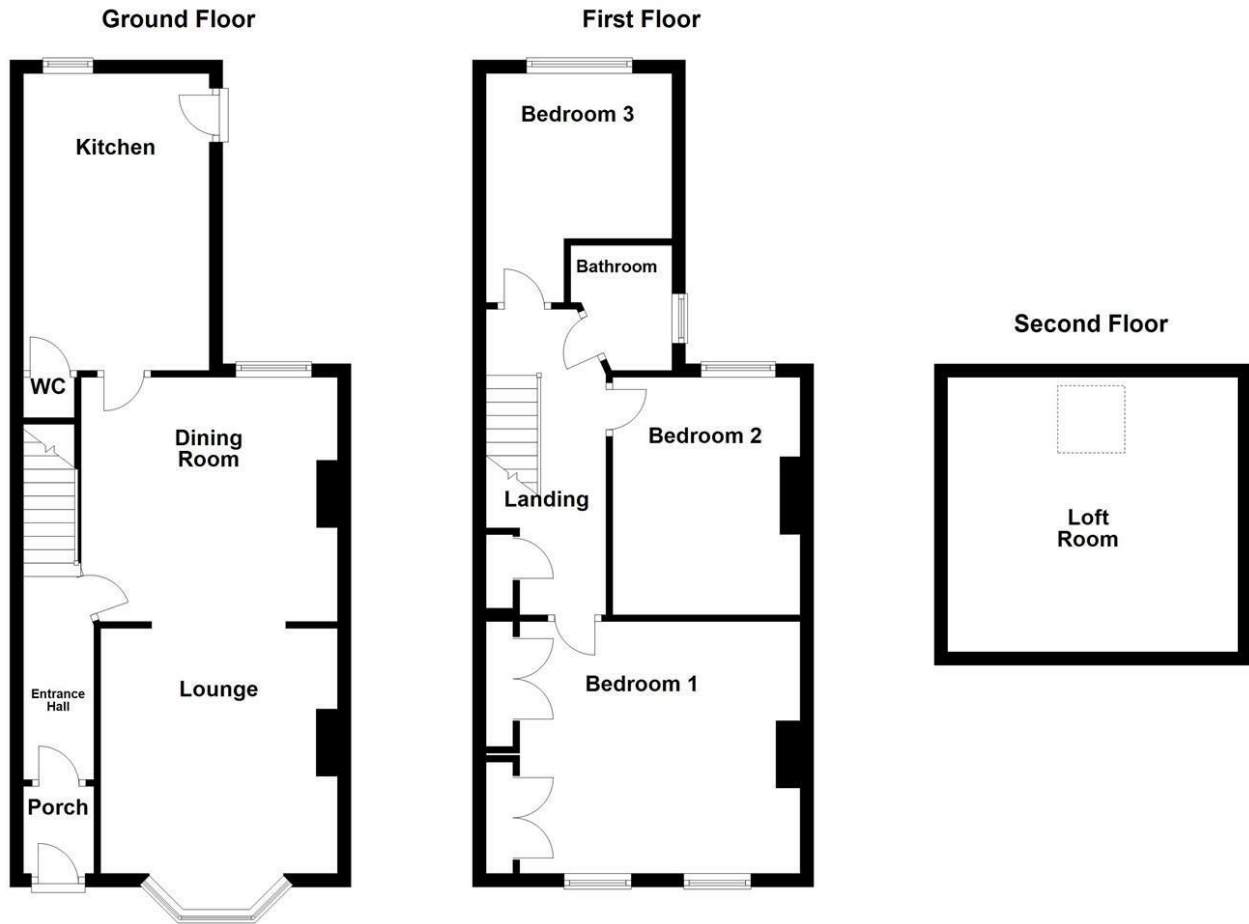
Rear Garden

Westerly facing courtyard garden with laid paving slabs, walled and fenced borders, gate giving rear access.

Other Information

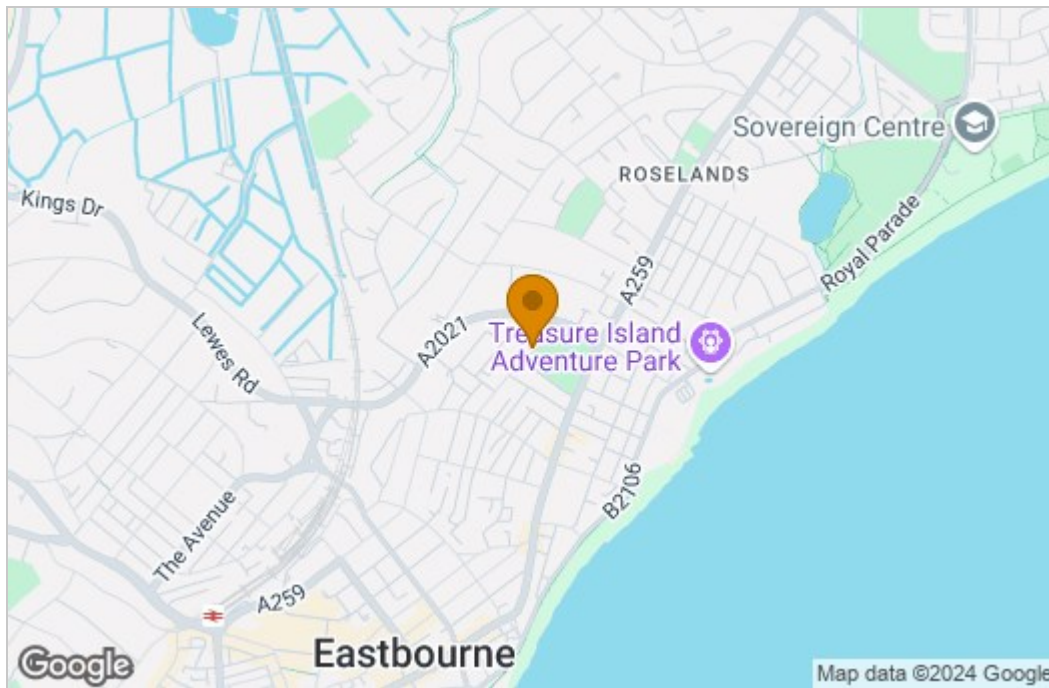
Council Tax Band C

Floor Plan

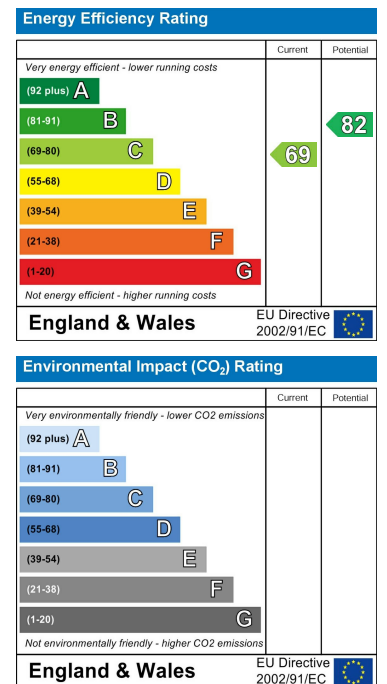


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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