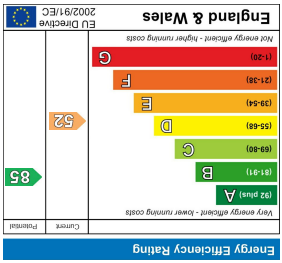
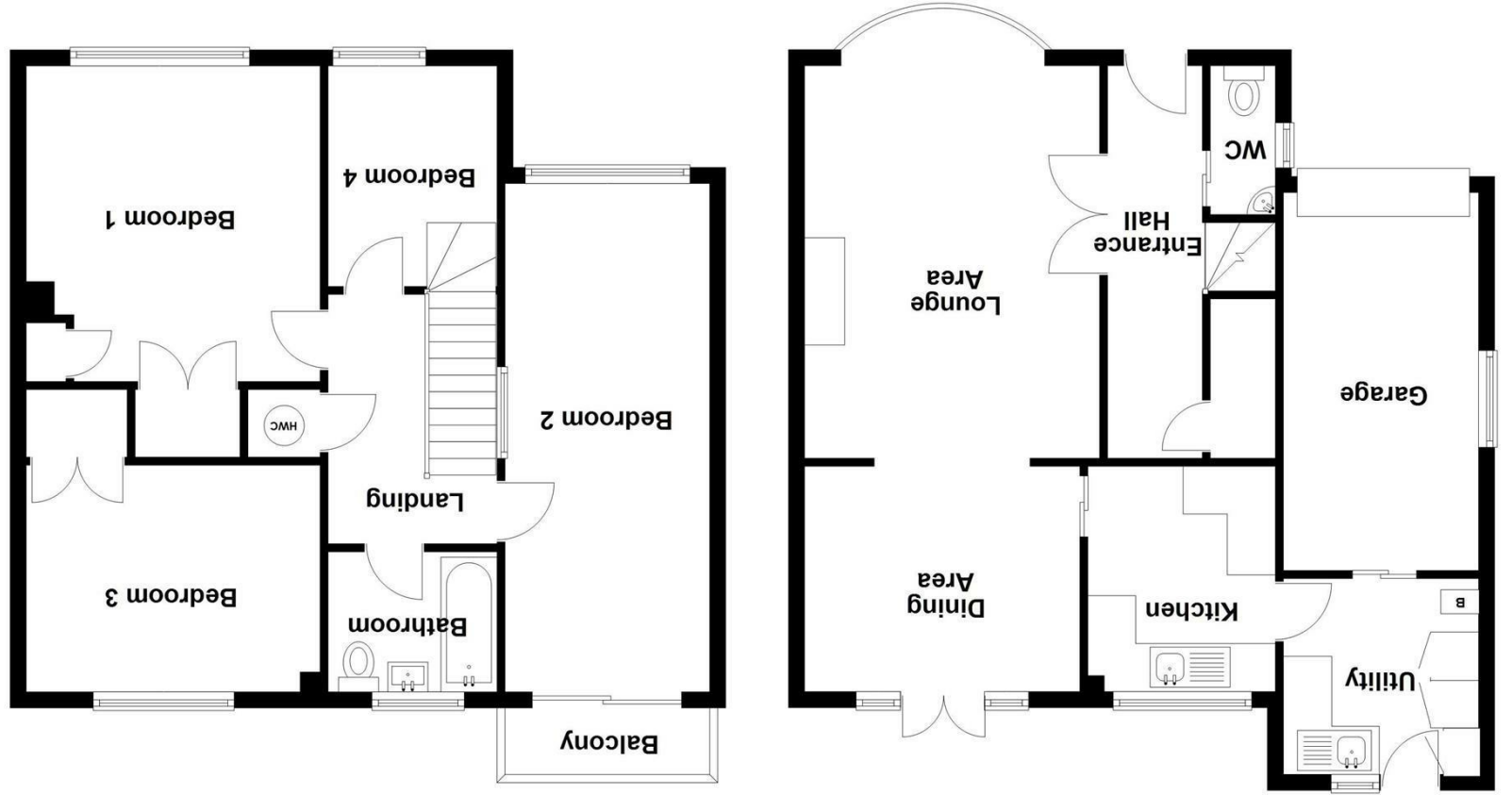




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Lodge Avenue, Eastbourne



- Four Bedroom Semi Detached
- Lounge Diner
- In Need Of Modernisation
- Driveway Leading To Garage
- CHAIN FREE
- Gas Central Heating
- Bedroom Two With Balcony And Views
- Family Bathroom
- Large Rear Garden
- Double Glazing



Freehold

£425,000

4 BEDROOM 2 RECEPTION 2 BATHROOM GARAGE

Lodge Avenue, Eastbourne



## Lodge Avenue, Eastbourne

### DESCRIPTION

AN EXTENDED 4-BEDROOMED SEMI DETACHED HOUSE FEATURING A LOVELY 95 SOUTHERLY REAR GARDEN AND IS SITUATED IN A MOST PLEASANT RESIDENTIAL AREA OF WILLINGDON. The property is in need of modernisation and has accommodation to include a bay fronted through lounge/dining room with doors to the rear garden, kitchen and separate utility room, which has personal access to the garage and there is a cloakroom/wc. The first floor is extended above the garage and provides a good size double aspect bedroom having a sliding door to a balcony/terrace, which enjoys superb views over Eastbourne, towards The English Channel and South Downs. There are three further bedrooms with built-in wardrobes to bedrooms one and three, and there is a bathroom/wc. The property also has a gas fired central heating system, double glazing and outside at the front is a recently laid to lawn garden, drive and garage. A particular feature though, is the rear garden, which offers much potential and has a good size patio and an area recently laid to lawn. Lodge Avenue is located just off Church Street and within walking distance of bus services at Willingdon Road. Local shops are at Freshwater Square, Seven Sisters Road, and Willingdon Triangle. Polegate High Street, with its mainline railway station, is approximately 2.5 miles and Eastbourne is 3 miles. Also close by, is the delightful Old Willingdon Village, where there are two public houses, a Thai restaurant and access from Butts Lane to The South Downs. NO ONGOING CHAIN.



## Lodge Avenue, Eastbourne

### Entrance Hall

Frosted double glazed front door into Entrance Hall with telephone point, radiator, understairs storage cupboard.

### Cloakroom

W/c, corner wash hand basin, frosted glazed circular window.

### Lounge Diner 6.53m x 3.68m (21'5" x 12'1")

Open fire place with tiled hearth and mantle above, Openreach socket, television aerial, two radiators, double glazed bay window to front, through to Dining Room.

### Dining Area 3.43m x 2.82m (11'3" x 9'3")

Radiator, double glazed doors to rear garden, sliding door to Kitchen.

### Kitchen 2.82m x 2.34m (9'3" x 7'8")

consisting of base units with cupboards and drawers having work surfaces above, sink unit with mixer tap, integrated refrigerator, electric cooker point, matching wall units, door to entrance hall, double glazed window overlooking the rear garden, frosted glazed door to Utility Room.

### Utility Room 2.44m x 2.44m (8'0" x 8'0")

Base units with adjacent plumbing and space for washing machine, work surfaces above, sink unit with mixer tap, integrated freezer with cupboards above and below, tall shelved cupboards either side, floor mounted Potterton gas fired boiler, digital wall programmer for central heating and hot water, sliding door to garage, double glazed window and door to rear garden.

Stairs from the hallway to first floor landing with frosted glazed inner window, built-in shelved airing cupboard housing lagged hot water cylinder and immersion, access via ladder to insulated and part boarded loft with light.

### Bedroom One 4.24m x 3.73m (13'11" x 12'3")

Having a built-in wardrobe, further fitted shelved cupboard, radiator, double glazed window to

### Bedroom Two 6.32m x 2.49m (20'9" x 8'2")

A double aspect room with a television aerial, frosted glazed inner window, double glazed window to front, double glazed sliding door to a Balcony/Terrace, which overlooks the rear garden and enjoys superb southerly views over Eastbourne, towards The English Channel as well as The South Downs.

### Bedroom Three 3.71m x 2.82m (12'2" x 9'3")

Having a built-in wardrobe, radiator, double glazed window to rear enjoying a southerly outlook with views over Eastbourne, towards The English Channel as well as the South Down

### Bedroom Four 2.72m x 2.11m (8'11" x 6'11")

Radiator and double glazed window to front.

### Bathroom

White suite consisting of a bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, wc, heated towel rail, shaver point, wall heater, partly tiled walls, frosted double glazed window.

### Outside

The front has a recently laid area of lawn. Drive to Garage (15' 6" x 8' 2") or (4.73m x 2.48m) with up-and-over door and sliding door to utility, frosted window, power and light, electric meter.

### Rear Garden 28.95 (94'11")

enjoys a most pleasant southerly aspect with a good size paved patio, outside tap, side gate, steps down to a recently laid area of lawn and some mature trees. Towards the end the garden does require landscaping and there is an old shed.