



**Bourne Cottage Cavendish Avenue, Eastbourne BN22 8EN**



**welcome to**

**Bourne Cottage Cavendish Avenue, Eastbourne**

A delightful two bedroom semi detached period cottage enviably positioned on the outskirts of Eastbourne Town Centre. Offered to the market CHAIN FREE, boasting spacious and charming accommodation including two double bedrooms, open plan lounge/diner, downstairs cloakroom.



## Entrance Hall

## Lounge / Dining Room

22' x 15' 9" ( 6.71m x 4.80m )

Double glazed window to the front aspect. Double glazed door leading to rear garden. Wood effect flooring throughout. Fire place. Spotlighting. Two radiators.

## Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and four ring gas hob with cooker hood above. Space and plumbing for dish washer and washing machine. Space for fridge / freezer. Wood effect flooring throughout. Double glazed window to the side aspect. Double glazed door leading to rear garden.

## Cloakroom

Low level W.C. Wash hand basin. Extractor fan. Wood effect flooring throughout.

## First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect. Storage cupboard.

## Bedroom 1

15' 9" x 11' 5" ( 4.80m x 3.48m )

Double glazed windows to the front aspect. Built in wardrobes. Radiator.

## Bedroom 2

10' 4" x 9' 4" ( 3.15m x 2.84m )

Double glazed window to the rear aspect. Radiator.

## Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Boiler. Double glazed window to the rear aspect.

## Rear Garden

Courtyard rear garden with decked patio area. Brick wall and fencing surround.



Total floor area 85.0 m<sup>2</sup> (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Bourne Cottage Cavendish Avenue, Eastbourne

- PERIOD COTTAGE
- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- OPEN PLAN LOUNGE/DINING ROOM

Tenure: Freehold EPC Rating: E

# £255,000



Please note the marker reflects the  
postcode not the actual property

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