



Elms Avenue, Eastbourne BN21 3DN

welcome to

Elms Avenue, Eastbourne

An impressive Victorian end of terraced house spanning three storeys, 5 bedrooms, 2 complete bathrooms. Ideally located just off Eastbourne's seafront. Situated within the desirable Devonshire conservation area, this residence is only a few steps away from the town centre and the beachfront.



Entrance Lobby

Part tiled walls. Corniced ceiling. Further door to-

Entrance Hallway

Radiator. Corniced ceiling. Wall lights. Stairs to first floor. Understairs cupboard.

Lounge

15' 6" x 13' 2" (4.72m x 4.01m)

Feature fireplace with ornate surround, tiled heath and log burner. Picture rail. Radiator. Floor to ceiling bay window to front aspect.

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Picture rail. Feature fireplace. Double glazed window to side aspect.

Kitchen/Breakfast Room

13' x 10' 8" (3.96m x 3.25m)

Wonderful range of refitted wall and base units. Silestone worktop with inset ceramic Belfast sink with mixer tap. Built in gas hob with electric oven, frosted splashback and extractor cooker hood above. Integrated fridge freezer, washing machine and dishwasher. Radiator. Door to cloakroom. Further double glazed window and door to garden.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Heated towel rail. Part paneled walls. Illuminated mirror. Extractor fan.

First Floor Landing

Stairs From Ground To First Floor Landing

Bedroom 1

17' 8" x 13' (5.38m x 3.96m)

Stunning room with picture rails and ceiling rose. Feature fireplace with ornate surround and hearth. Fitted units and shelving. Floor to ceiling bay window and door to balcony with views towards the sea.

Bedroom 2

11' x 10' 3" (3.35m x 3.12m)

Picture rail. Feature fireplace with ornate surround and hearth. Double glazed window to side aspect.

Luxury Bath & Shower Room/Wc

Refitted white Victorian style suite comprising of roll top bath with chrome mixer tap and handheld shower attachment. Extra-large hand basin. Bidet. Shower cubicle with rainforest shower head. Radiators. Feature fireplace. Corniced ceiling. Wall lights.

Second Floor Landing

Stairs From First To Second Floor Landing

Bedroom 3

18' 2" x 13' 4" (5.54m x 4.06m)

Feature fireplace. Bay window to front aspect with partial sea views.

Bedroom 4

12' x 10' 9" (3.66m x 3.28m)

Radiator. Feature fireplace with ornate surround. Double glazed window to side aspect.

Bedroom 5

16' 4" x 6' 11" (4.98m x 2.11m)

Window to rear aspect.

Bathroom/Wc

Garage



view this property online fox-and-sons.co.uk/Property/EBN119501



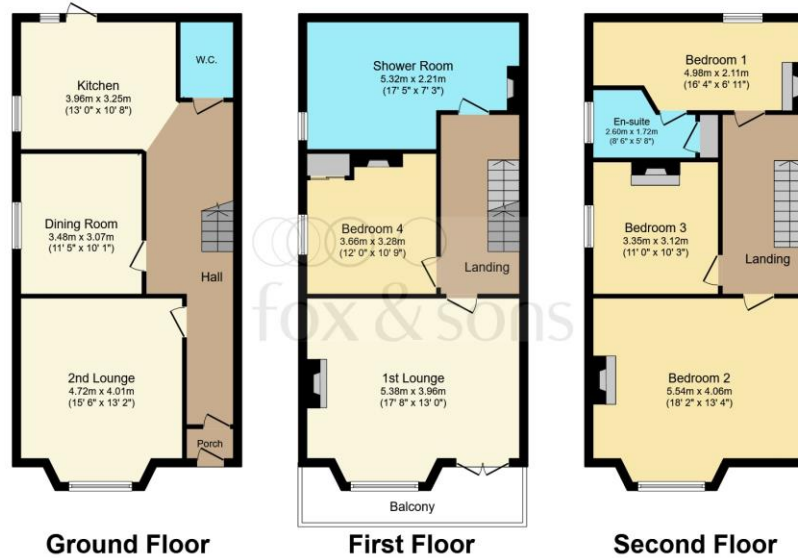
welcome to

Elms Avenue, Eastbourne

- 5 BEDROOMS, 2 BATHROOMS, 1 W.C
- GARAGE LOCATED TO THE REAR
- REAR COURTYARD GARDEN
- LUXURY BATHROOM SUITE
- VICTORIAN END OF TERRACE HOUSE

Tenure: Freehold EPC Rating: D

£550,000



Total floor area 182.5 sq.m. (1,964 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119501



Property Ref:
EBN119501 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk