



Avenue Place, Eastbourne BN21 3RB

welcome to

Avenue Place, Eastbourne

An opportunity has arisen to acquire this extremely well presented, three bedroom townhouse enviably located within walking distance to Eastbourne train station and town centre in the heart of Upperton. The contemporary and spacious living accommodation is arranged over three floors.



Entrance Porch

Having large storage cupboard and door to

Reception Hall

Frosted double glazed window to the side, stairs to First Floor, under stairs storage, airing cupboard, radiator, coved

Bedroom 3

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to rear, radiator, coved

Utility Room

6' x 5' 2" (1.83m x 1.57m)

Frosted double glazed door to the garden, eye and base level high gloss storage cabinets, high end counter tops with inset stainless steel single sink and drainer having mixer tap over and additional storage cabinet below, part tiled walls, space and plumbing for washing machine and tumble dryer, tiled floor, wall mounted gas boiler

Cloakroom

Vanity unit incorporating inset wash hand basin with mixer tap over and storage cabinet below, low level WC, heated towel rail, tiled floor, extractor fan, coved

First Floor Landing

Stairs to the Second Floor, recessed lighting, coved

Living Room

14' 9" x 11' 5" (4.50m x 3.48m)

Double glazed window to front, double glazed French Doors on to the balcony, television point, wall light points, radiator, coved

Kitchen/ Diner

14' 8" x 9' 2" (4.47m x 2.79m)

Double glazed windows to the rear, wide range of eye and base level soft-close storage cupboards, high-end work surfaces with inset 1 ½ bowl porcelain sink with inset drainer, electric hob with fitted designer extractor hood over, part tiled walls, integrated eye level electric oven with integrated microwave over, integrated dishwasher, recessed lighting, radiator, coved

Shower Room

Fully tiled with designer suite comprising walk-in shower cubicle with rain head shower and held shower attachment, vanity unit comprising inset wash hand basin with mixer tap over and storage cabinet below, low level WC, heated towel rail, extractor fan, tiled floor, coved

Second Floor Landing

Access to loft via hatch, coved

Bedroom 1

14' 9" x 10' 5" (4.50m x 3.17m)

Double glazed window to front, television point, radiator, coved

En Suite

Fully tiled with designer suite comprising paneled bath having rain head shower and mixer taps over, vanity area incorporating inset wash hand basin with mixer tap over and storage cabinet below, low level WC, heated towel rail, recessed lighting, extractor fan, tiled floor

Bedroom 2

14' 9" x 9' 3" (4.50m x 2.82m)

Double glazed window to rear, radiator, coved

Rear Garden

Mainly laid to lawn with gated access and flower bed borders

Garage

Integral Garage with personal door to reception hall.

Parking

Additional off street parking space.



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Avenue Place, Eastbourne

- THREE STORY TOWN HOUSE
- THREE GENEROUS BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- BALCONY

Tenure: Freehold EPC Rating: C

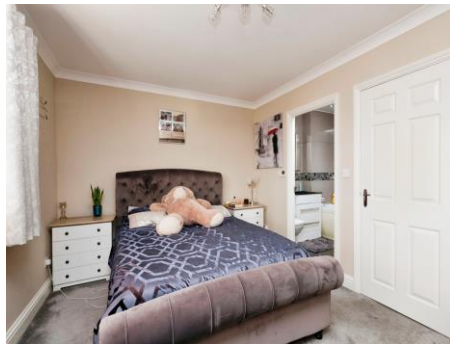
Council Tax Band: E

guide price

£440,000 - £460,000



Total floor area 109.2 m² (1,175 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.localagent.com



Please note the marker reflects the postcode not the actual property

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