



The Avenue, Eastbourne BN21 3FE

welcome to

The Avenue, Eastbourne

Guide Price £350,000 - £370,000 A light & spacious two bedroom purpose built flat located within a recently built block on the outskirts of Eastbourne's growing town centre. Offering lounge/kitchen, two bedrooms, two balconies, en-suite, family bathroom and garage with bike store.



Communal Entrance Hall

Lift to all floors. Bike storage.

Entrance Hall

Cupboard containing boiler. Entry phone system. Cupboards. Radiators.

Lounge / Kitchen

17' 8" max x 14' into recess (5.38m max x 4.27m into recess)

Lounge

Double glazed window and door to the front aspect. Double glazed window to the side aspect. Radiator. Door leading to balcony.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral dish washer and fridge / freezer. Electric double oven and gas hob with cooker hood above.

Bedroom 1

11' 3" max x 14' 1" max (3.43m max x 4.29m max)
Double glazed window to the front aspect. Double glazed door leading to the balcony. Fitted wardrobes. Radiator.

En Suite

Comprising shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Radiator. Extractor Fan.

Bedroom 2

13' 9" x 10' 3" (4.19m x 3.12m)
Double glazed window to the front aspect. Fitted wardrobes. Radiator.

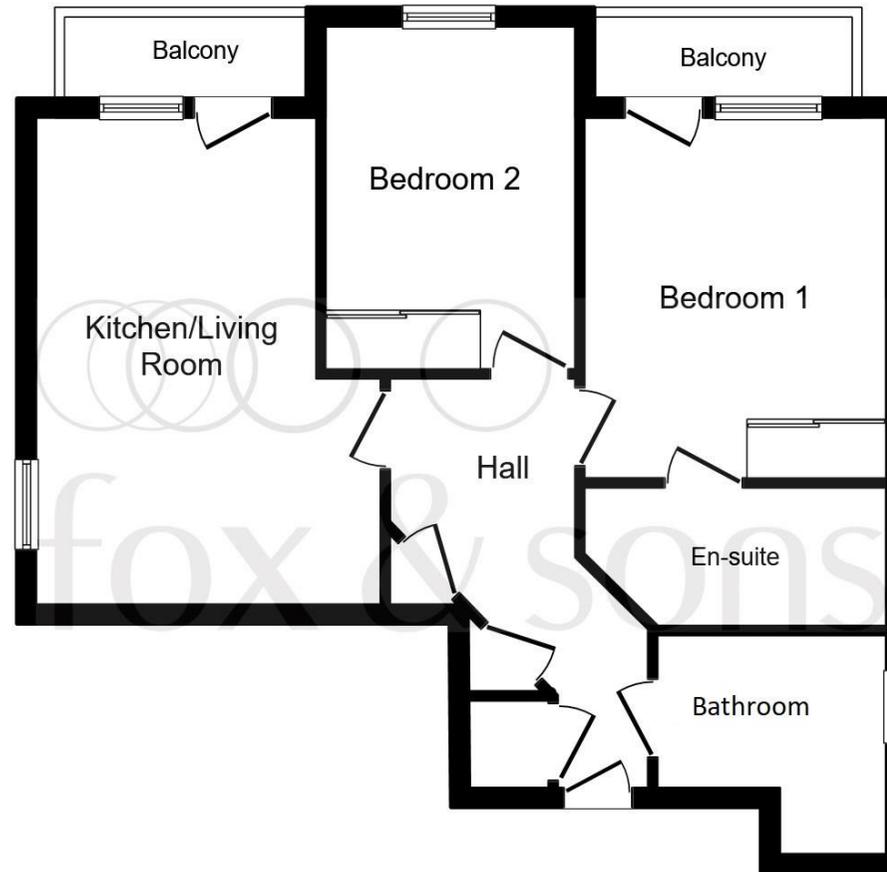
Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Radiator. Double glazed window to the side aspect.

Two Private Balconies

Private balconies leading from bedroom and lounge. Views of Eastbourne town.

Garage



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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- ***Guide Price £350,000 - £370,000***
- TWO BEDROOM PURPOSE BUILT APARTMENT
- TWO BALCONIES
- CHAIN FREE
- EN-SUITE TO MASTER AND FAMILY BATHROOM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000 - £370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118606 - 0011

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk