



The Retreat Avard Crescent, Eastbourne BN20 8TY

welcome to

The Retreat Avard Crescent, Eastbourne

A well-positioned three bedroom detached family home located within the favourable Old Town location. Comprising of; lounge, kitchen/dining, three bedrooms, family bathroom, downstairs WC, rear garden, parking and brick-built outbuilding. The property further benefits from having no onward chain.



Entrance Porch

Door to the front aspect.

Lounge

14' 2" x 17' 1" max (4.32m x 5.21m max)

Double glazed window to the front aspect. Bespoke shutters. Radiator.

Kitchen

17' 6" max x 10' 1" max (5.33m max x 3.07m max)

A range of wall and base units with work top over incorporating a sink and drainer unit. Rangemaster cooker with cooker hood above. Double glazed bi fold door to the rear aspect. Double glazed window to the rear aspect. Cupboard containing boiler. Breakfast bar. Space and plumbing for washing machine.

Cloakroom

Double glazed window to the front aspect. Low level W.C. Wash hand basin. Radiator.

First Floor Landing

Double glazed window to the side aspect. Loft access. Airing cupboard.

Bedroom 1

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the rear aspect. Radiator.

Walk In Wardrobe

Double glazed window to the side aspect. Having previously being an en - suite, plumbing still remains to change back to an en - suite.

Bedroom 2

11' 6" max x 9' 2" plus recess (3.51m max x 2.79m plus recess)

Double glazed window to the front aspect. Radiator.

Bedroom 3

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Bespoke shutters. Double glazed window to the side aspect.

Rear Garden

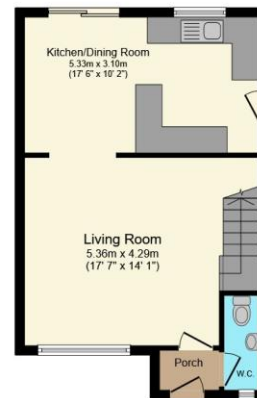
Decking area adjoining the property with artificial lawn. Patio area to rear. Raised plants with gravel.

Outbuilding

Brick built out building with double glazed window and doors. Power, lighting and kitchenette with double glazed window to the front aspect.

Off Road Parking

Garage



Ground Floor



First Floor



Outbuilding

Total floor area 110.8 m² (1,192 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



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The Retreat Avard Crescent, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- DETACHED OUTBUILDING
- OLD TOWN LOCATION
- CHAIN FREE

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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