



**Park Avenue, Eastbourne BN21 2XS**

**welcome to**

## **Park Avenue, Eastbourne**

An exceptionally spacious three double bedroom semi-detached family home boasting heavily extended living accommodation including a wonderful open plan 35' kitchen/family room, sitting room, office/dining room, luxury shower room, 'garden studio' workshop and off road parking.





Total floor area 158.6 m<sup>2</sup> (1,707 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)

## Entrance Hall

## Sitting Room

14' 5" into recess x 12' 8" into bay ( 4.39m into recess x 3.86m into bay )

## Office / Dining room

14' 5" max x 11' 1" ( 4.39m max x 3.38m )

## Kitchen / Family / Dining Room

35' 11" max x 14' 2" max ( 10.95m max x 4.32m max )

## Cloakroom

## First Floor Landing

## Bedroom 1

14' 5" into recess x 13' 4" into bay ( 4.39m into recess x 4.06m into bay )

## Bedroom 2

11' 2" x 11' 2" ( 3.40m x 3.40m )

## Bedroom 3

10' max x 13' max ( 3.05m max x 3.96m max )

## Shower Room

## Workshop

## Cabin

## Rear Garden

## Studio

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## Park Avenue, Eastbourne

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£520,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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