



Coniston Avenue, Eastbourne BN22 0AQ

welcome to

Coniston Avenue, Eastbourne

A beautifully presented three bedroom detached house located in the highly sought after Lower Willingdon location. This property benefits from having additional upgrades when built and must be seen to be appreciated!



Entrance Hall

Door to the front aspect. Cupboards. Under stairs cupboard. Radiator.

Lounge

16' 2" x 10' 2" (4.93m x 3.10m)

Double glazed window to the front and side aspect. Radiator.

Kitchen

16' 1" x 10' 4" max (4.90m x 3.15m max)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral fridge / freezer, dish washer and washing machine. Electric oven and hob. Double glazed windows to the front and side aspect. Double glazed French doors to the side aspect.

Cloakroom

Low level W.C. Wash hand basin. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the rear aspect. Radiator.

Bedroom 1

12' 8" max x 12' plus wardrobe (3.86m max x 3.66m plus wardrobe)

Double glazed window to the front and side aspect. Built in wardrobes. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the front aspect.

Bedroom 2

10' 2" max x 10' 5" (3.10m max x 3.17m)

Double glazed window to the front and side aspect. Built in wardrobe. Radiator.

Bedroom 3

7' 3" x 6' 10" (2.21m x 2.08m)

Double glazed window to the side aspect. Radiator.

Bathroom

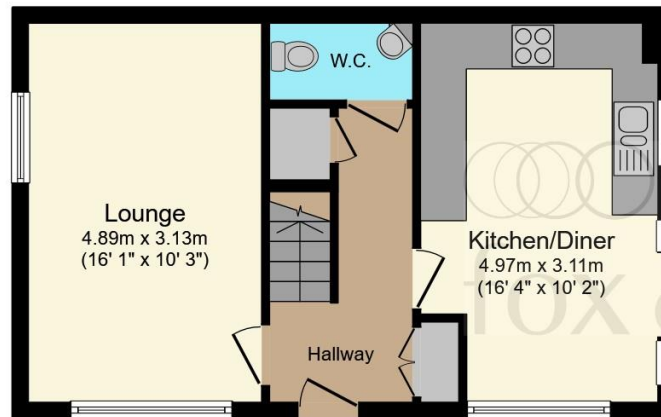
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the side aspect.

Rear Garden

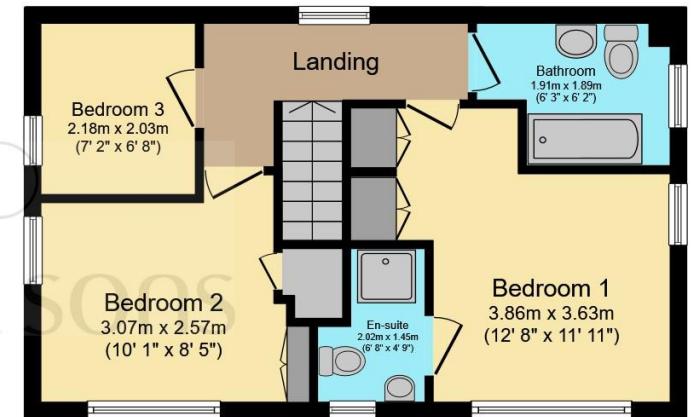
Patio area adjoining the property with an area laid to lawn.

Driveway

Off road parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 82.0 m² (882 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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welcome to

Coniston Avenue, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- REMAINING NHBC GUARANTEE
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£370,000 - £380,000



Please note the marker reflects the
postcode not the actual property

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