



**The Avenue, Eastbourne BN21 3FE**

**welcome to**

## **The Avenue, Eastbourne**

A two bedroom first floor apartment situated in the town centre location of Eastbourne. The property benefits from an open plan lounge / kitchen, two double bedrooms with the master having an en - suite and main bathroom. Further benefiting from having a private balcony and a long lease.



### **Communal Entrance**

Stairs and lift to first floor.

### **Entrance Hall**

Entry phone system. Cupboards. Radiator.

### **Open Plan Lounge / Kitchen**

20' 4" x 14' 3" ( 6.20m x 4.34m )

### **Lounge**

Double glazed window and French doors to the side aspect. Radiator.

### **Kitchen**

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

### **Bedroom 1**

13' 6" into recess x 11' 11" ( 4.11m into recess x 3.63m )

Double glazed window to the side aspect. Radiator.

### **En - Suite**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### **Bedroom 2**

14' into recess x 11' 9" ( 4.27m into recess x 3.58m )

Double glazed window to the side aspect. Radiator.

### **Shower Room**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.



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## The Avenue, Eastbourne

- \*\*\* TENANT IN SITU \*\*\*
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / KITCHEN
- MODERN THROUGHOUT
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2160.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN120506 - 0002

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