



The Avenue, Eastbourne BN21 3FE

welcome to

The Avenue, Eastbourne

A two bedroom second 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 Hall

Lift to second floor.

Entrance Hall

Entry phone system. Radiator.

Lounge

13' 6" into recess x 14' 3" (4.11m into recess x 4.34m)

Double glazed French doors to the side aspect.

Double glazed window to the rear aspect. Radiator.

Juliette balcony.

Kitchen

10' 9" max x 8' 3" into recess (3.28m max x 2.51m into recess)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and gas hob with cooker hood above.

Cupboard containing boiler. Integral microwave,

fridge / freezer, dish washer and washing machine.

Double glazed window to the side aspect.

Bedroom 1

10' 4" into recess x 13' 1" max (3.15m into recess x 3.99m max)

Double glazed window to the rear aspect. Radiator.

En - Suite

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

Bedroom 2

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to the rear aspect. Radiators.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. 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: C Service Charge: 2400.00

Ground Rent: 120.00

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:
EBN120507 - 0003

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