



The Avenue, Eastbourne BN21 3YD

welcome to

The Avenue, Eastbourne

A three bedroom ground floor garden flat located within the popular Upperton location close to many local amenities including Eastbourne town centre with train station & 'The Beacon' retail shopping centre.



Private Entrance Porch

Door to the side aspect.

Entrance Hall

Door to the front aspect. Radiator.

Lounge

17' 5" into recess x 20' 8" into bay (5.31m into recess x 6.30m into bay)

Bay window to the front aspect. Radiator.

Kitchen

12' 5" max x 9' max (3.78m max x 2.74m max)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven with gas hob and cooker hood above. Integral washing machine.

Bedroom 1

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to the rear aspect. Radiator.

Bedroom 2

13' 8" x 6' 7" (4.17m x 2.01m)

Window to the rear aspect. Radiator.

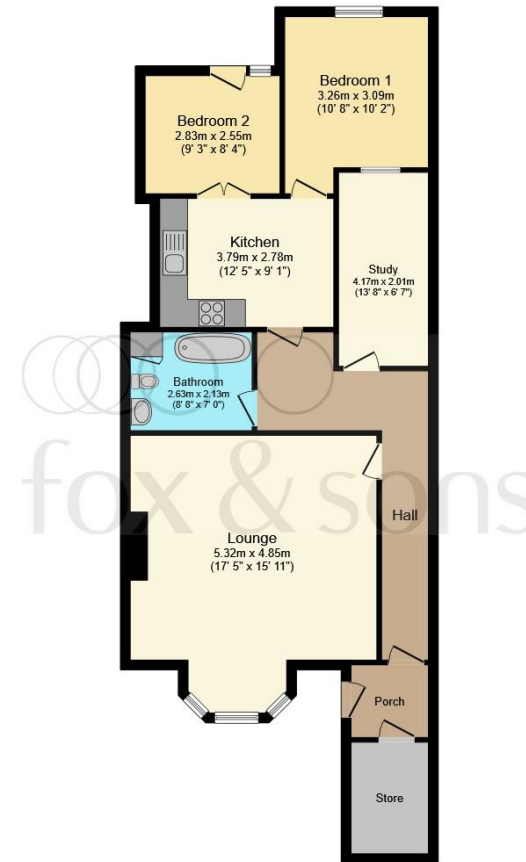
Bedroom 3 / Dining Room

9' 3" x 8' 4" (2.82m x 2.54m)

Window and door to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Cupboard. Extractor fan.



Total floor area 91.5 m² (985 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 Avenue, Eastbourne

- GARDEN FLAT
- THREE BEDROOMS
- GROUND FLOOR
- PRIVATE ENTRANCE
- UPPERTON LOCATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 179 years from 25 Mar 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118903 - 0003

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