



**Aylesbury Avenue, Eastbourne BN23 6EJ**

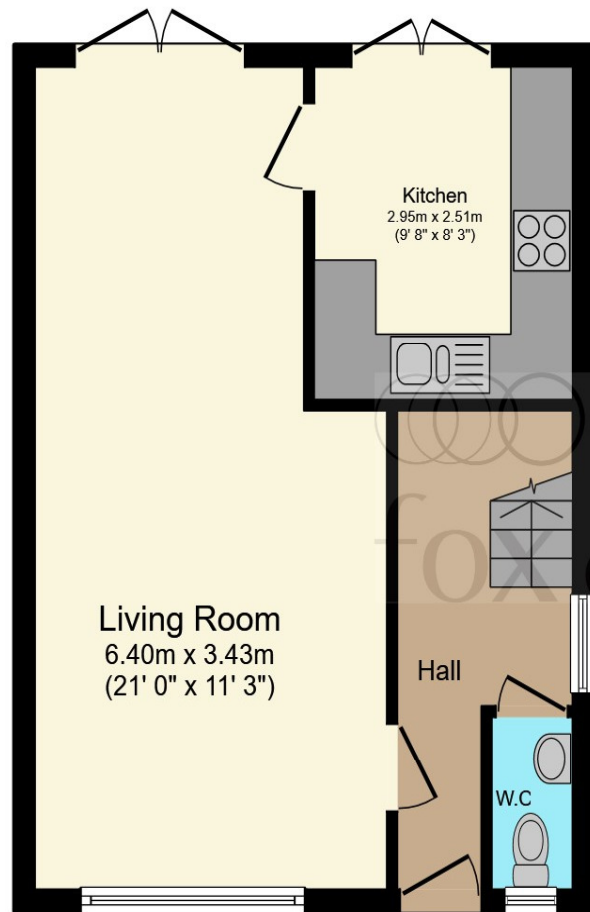


**welcome to**

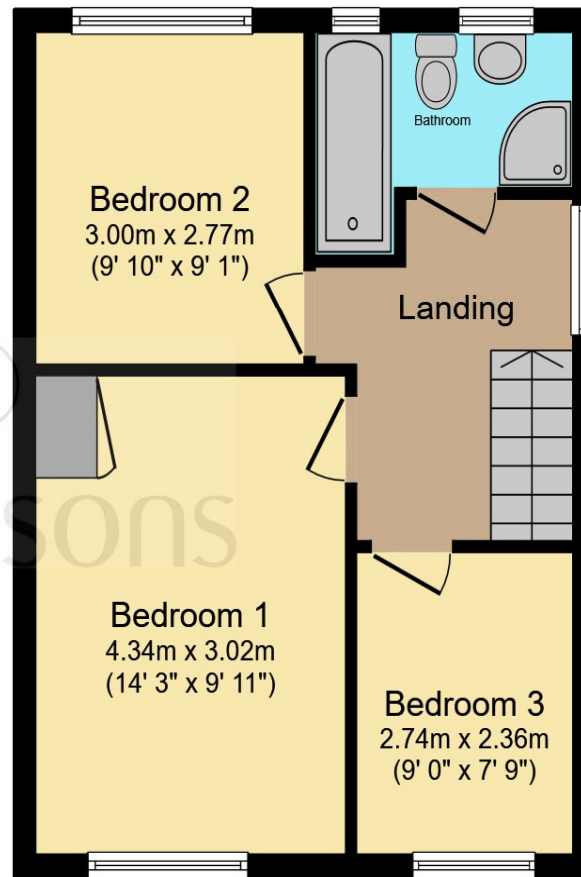
**Aylesbury Avenue, Eastbourne**

Beautifully presented three bedroom semi detached house located in the popular Langney Point area of Eastbourne comprising a generous 21 ft lounge/ dining room, downstairs wc, low maintenance rear garden and a garage! Viewing comes highly recommended to fully appreciate this home!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Wc**

**Living Room/ Diner**  
21' x 11' 3" ( 6.40m x 3.43m )

**Kitchen**  
9' 8" x 8' 3" ( 2.95m x 2.51m )

**First Floor Landing**

**Bedroom One**  
14' 3" x 9' 11" ( 4.34m x 3.02m )

**Bedroom Two**  
9' 10" x 9' 1" ( 3.00m x 2.77m )

**Bedroom Three**  
9' x 7' 9" ( 2.74m x 2.36m )

**Bathroom**

**Outside**

**Rear Garden**

**Front Garden**

**Garage**

Total floor area 78.1 m<sup>2</sup> (841 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)

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## Aylesbury Avenue, Eastbourne

- \*\*\*GUIDE PRICE £300,000-£325,000\*\*\*BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- GENEROUS 21 FT LOUNGE/ DINING ROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN WITH SUMMERHOUSE

Tenure: Freehold EPC Rating: E

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111247](https://fox-and-sons.co.uk/Property/LGL111247)



Property Ref:  
LGL111247 - 0005

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