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Taylor Engley



31 Avard Crescent, Old Town, Eastbourne, East Sussex, BN20 8TY
Guide Price £269,950 Freehold

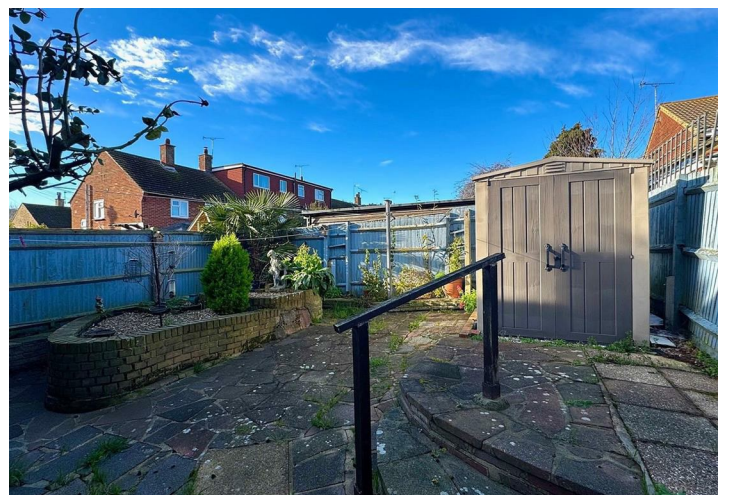
An opportunity has arisen to purchase this **THREE BEDROOMED MID TERRACED HOME** IN THIS **POPULAR OLD TOWN LOCATION**. Although requiring some modernisation and refurbishment the property does offer gas fired central heating (boiler replaced 2022) and sealed unit double glazing.

The property additionally offers a spacious lounge/dining room, three first floor bedrooms and secluded low maintenance gardens to rear with a westerly aspect, the property is being sold chain free.



Shops and local amenities are available in nearby Victoria Drive and schools for most age groups are within close proximity. Eastbourne town centre with its main line railway station and comprehensive shopping facilities is approximately one and half miles distant.

*** ENTRANCE HALL * LOUNGE/DINING ROOM * KITCHEN/BTRAKFAST ROOM * THREE BEDROOMS * WET ROOM/WC GARDENS TO FRONT AND REAR * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

ENTRANCE HALL

With understairs storage cupboard, with gas and electric meters

LOUNGE/DINING ROOM

21'4 x 11'4 (6.50m x 3.45m)

With upvc windows to front, television aerial point, coved ceiling, four wall light points, two double radiators,

KITCHEN/BREAKFAST ROOM

15'3 x 8'10 (4.65m x 2.69m)

With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel unit with mixer taps. Space and plumbing for washing machine, fridge freezer, recently installed (2022) Baxi combination boiler for the provision of gas fired central heating and domestic hot water

LANDING

Hatch to loft with retractable ladder and part boarded

BEDROOM ONE

12'2 x 11'4 (3.71m x 3.45m)

Upvc windows to rear with far reaching views to the South Downs, shelved storage cupboard (formerly airing cupboard) radiator

BEDROOM TWO

11'5 x 9'0 (3.48m x 2.74m)

With upvc windows to front, radiator, built in single wardrobe

BEDROOM THREE

9'0 x 7'2 (2.74m x 2.18m)

Upvc windows to rear with views

WET ROOM/WC

7'8 x 5'5 (2.34m x 1.65m)

With a white suite comprising Mira Sport thermostatic shower unit over, wash hand basin, low level wc

GARDENS TO FRONT

Paved patio area set behind picket fences with additional area to side.

GARDENS TO REAR

With a westerly aspect with low maintenance gardens to rear elevated ornamental areas with close boarded fencing to sides and rear

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band B. Eastbourne Borough Council

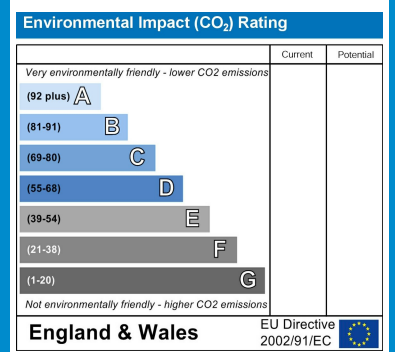
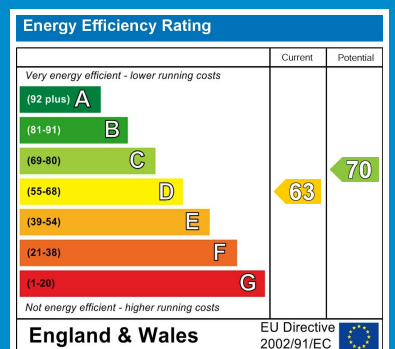
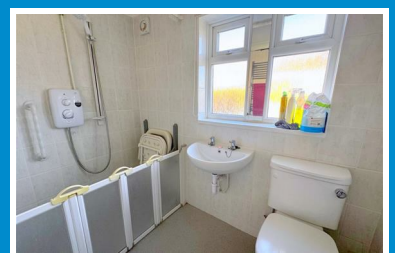
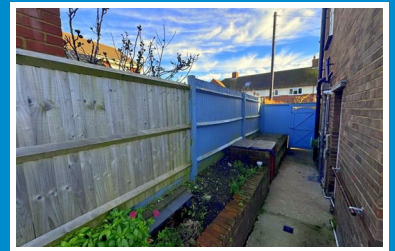
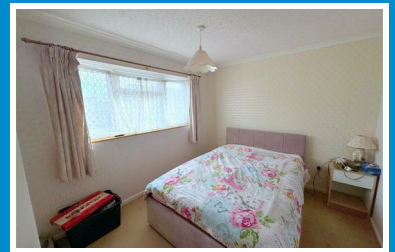
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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