



Key Features

- ◆ Three-bedroom, semi-detached house
- ◆ Sought-after Old Town Location
- ◆ Close to local schools, shops and amenities
- ◆ Garage and Driveway
- ◆ Freehold
- ◆ EPC rating D

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Central Avenue, Eastbourne

£350,000



Northwood are delighted to welcome to market this beautiful three-bedroom, semi-detached house at the foot of the South Downs in Old Town, Eastbourne.

Accommodation comprises: lounge, dining room, kitchen, three double-bedrooms, bathroom and cloakroom.

Further benefits include garage, driveway, double-glazing and private front and rear gardens.

Located just minutes from the edge of the South Downs, in the catchment area of a variety of primary and secondary schools and just a short walk from local shops and supermarkets, this spacious three-bedroom house is the perfect family home.

Please view our immersive virtual tour (provided free to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/46ba30e28f794b6ba300a16e7a6f2904/>





Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band C: £2148

Driveway and Front Garden

Located on a broad, tree-lined avenue, a low wall surrounds the front garden with a gated driveway to the front door and detached garage

Entrance Hall

4.22m x 1.84m (13'10" x 6'0")

Spacious entrance hall, carpeted with uPVC front door with double-glazed inserts, under-stairs storage, plenty of space for shoes and coats and natural pine doors and woodwork

Cloakroom

1.54m x 0.80m (5'1" x 2'7")

Vintage-tile-effect vinyl flooring with uPVC double-glazed window to side aspect and white suite comprising basin and WC



Lounge

4.21m x 3.03m (13'10" x 9'11")

Good-sized lounge, carpeted with period tiled fireplace, radiator and uPVC double-glazed bay window to front aspect

Dining Room

4.21m x 3.85m (13'10" x 12'7")

Large dining room adjacent to kitchen with stripped wooden floorboards, feature fireplace, radiator and large uPVC double-glazed French doors to rear garden

Kitchen

3.09m x 3.05m (10'1" x 10'0")

Wood-effect laminate cabinets and doors with dark -grey laminate work surfaces, stainless steel double sink and drainer, vintage-tile-effect vinyl flooring, integrated cooker hood over gas hob and built-under electric oven, uPVC double-glazed windows to side and rear aspect, uPVC double-glazed side door and space/plumbing for fridge-freezer, washing machine and dishwasher





Landing

3.68m x 3.25m (12'1" x 10'8")

Centrally positioned landing, carpeted with loft access and vintage pine doors to all rooms

Bathroom

3.06m x 1.54m (10'0" x 5'1")

Family bathroom with vintage-tile-effect vinyl flooring, radiator, airing cupboard, uPVC double-glazed window to front aspect and white suite comprising basin and bath with hand shower off mixer taps

Bedroom One

4.43m x 3.03m (14'6" x 9'11")

Large double-bedroom, carpeted with original fireplace, radiator and uPVC double-glazed window to front aspect

Bedroom Two

4.27m x 2.97m (14'0" x 9'8")

Large double-bedroom with stripped wooden floorboards, built-in wardrobes, radiator, original fireplace and uPVC double-glazed window to rear aspect affording views across to the South Downs

Bedroom Three

3.67m x 3.25m (12'0" x 10'8")

Double-bedroom, carpeted with radiator and uPVC double-glazed window to rear aspect

Rear Garden

Private, south-facing rear garden with lawn and bushes and shrubs in borders and side access to garage and front of house

Garage

5.60m x 2.77m (18'5" x 9'1")

Detached garage with up-and-over front door and separate side entrance.







Northwood

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