



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1 Reception 1 Bathroom

£370,000



57 Aylesbury Avenue, Eastbourne, BN23 6AE

Conveniently located in Langney Point just yards from nearby shops and the picturesque seafront, this immaculately presented semi detached house has also been extended. Arranged with three bedrooms, the ground floor accommodation comprises of a modern kitchen/dining room that opens onto the secluded and Westerly facing rear garden in addition to a spacious sitting/family room. A modern bathroom/wc is also included and double glazing and gas fired central heating and radiators extend throughout. With car hardstanding to the front, a shared driveway leads to the single garage which is set back to the rear. Local schools and Eastbourne's exciting marina development are close by whilst the town centre is approximately two miles distant.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Double Aspect Sitting/Family Room
- Double Aspect Dining Room
- Kitchen
- Bathroom/WC
- Secluded & Westerly Facing Lawned & Patio Garden
- Driveway
- Brick Built Garage

Entrance Porch

Tiled flooring. Inner double glazed front door opening to-

Entrance Hallway

Radiator. Built in understairs store cupboard. Window.

Double Aspect Sitting/Family Room

24'1 x 11'6 (7.34m x 3.51m)

Feature fireplace with tiled surround and matching hearth and contemporary stainless steel electric fire. Double radiator. Glass panelled door with matching side glazed panels opening to-

Double Aspect Dining Room

14'1 x 7'11 (4.29m x 2.41m)

Tiled flooring. Double radiator. Double glazed door opening onto patio and rear garden.

Kitchen

10'4 x 8'2 (3.15m x 2.49m)

Range of built in matching white high gloss units complemented by ceramic floor tiling and part ceramic wall tiling. Inset one and a half bowl single drainer sink unit with mixer tap and cupboards below. Range of matching floor cupboards and drawers with contoured worktops above with inset four ring gas hob with built in electric oven below. Freestanding fridge/freezer and washing machine.

Stairs from Ground to First Floor Landing:

Loft hatch with retractable ladder (not inspected). Window.

Bedroom 1

14'0 x 9'8 (4.27m x 2.95m)

Radiator. Built in shelved airing cupboard housing pre-lagged copper cylinder hot water tank.

Bedroom 2

9'6 x 9'3 (2.90m x 2.82m)

Radiator.

Bedroom 3

8'8 x 7'10 (2.64m x 2.39m)

Radiator.

Bathroom/WC

Panelled bath with mixer tap, built in shower and shower screen. Built in vanity unit with inset wash hand basing with mixer tap and cabinet below. Low level WC with concealed cistern. Ceramic tiled flooring. Fully tiled walls. Radiator. Large inset wall mirror.

Outside

There are landscaped gardens to the front and rear of the property with the rear garden extending to approximately 70' in length with areas of lawn, patio and well stocked borders. A secluded Westerly aspect can be enjoyed.

Parking

There is hardstanding to the front an a shared driveway leads to the GARAGE.

Brick Built Garage

Up and over door. Electric lights and power points.

EPC = C

Council Tax Band = C