



01323 412200

TOWN PROPERTY

Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



50 Aylesbury Avenue, Eastbourne, BN23 6EJ

Presented to a high standard throughout, this well maintained house in Langney Point is semi detached and arranged with three double bedrooms and a spacious double aspect sitting/dining room. The property features a refitted modern kitchen and a bathroom with a separate wc whilst the windows and boiler have been replaced in recent years. There is a lawned front garden and a rear garden that is laid to block paving and this benefits from being double gated where scope exists for vehicular hardstanding. A garage is also included and located in a nearby block. Shops in Beatty Road are nearby and The Crumbles shopping complex, exciting marina development and schools serving all ages groups can be found in the surrounding area. Vendor suited.

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Main Features

- Semi Detached House
- 3 Double Bedrooms
- Sitting/Dining Room
- Refitted Modern Kitchen
- Bathroom
- Separate WC
- Front & Rear Gardens
- Garage in Block
- Occasional Car Hardstanding

Entrance

Frosted uPVC double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to side aspect.

Sitting/Dining Room

23'96 x 11'29 max (7.01m x 3.35m max)

Radiator. Wood laminate flooring. Double glazed windows to front and rear aspects.

Refitted Modern Kitchen

10'15 x 8'28 (3.05m x 2.44m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob and eye level oven. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units. Concealed wall mounted gas boiler. Wood laminate flooring. Double glazed window to side aspect and double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1

14'27 max inc depth of wardrobes x 10'09 (4.27m max inc depth of wardrobes x 3.28m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

9'90 x 9'68 (2.74m x 2.74m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 3

9'14 x 7'83 (2.74m x 2.13m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bathroom

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Radiator. Double glazed window.

Outside

There is a lawned front garden and decking rear garden. The rear garden is also double gated for occasional vehicular use.

Garage In Block

Located in nearby block. Roof replaced in approx. 2015. Up and over door.

Council Tax Band = C