

52 Astaire Avenue,
Eastbourne, BN22 8UR

Freehold

£399,950



3 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Located in the heart of Roselands, this extended semi detached home is bay fronted and includes a generous driveway and an integral garage. Having three double bedrooms, the living accommodation includes a sitting room, a dining room and a double glazed conservatory, with a useful cloakroom also included. There is a fitted kitchen and an adjoining utility room where access is gained to the garden and garage. A shower room/wc is located on the first floor and the well maintained lawned rear gardens extend to approximately 100' at the rear. Local schools, the picturesque seafront and town centre shops are all within close walking distance whilst the house is being sold CHAIN FREE.

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£399,950**Main Features**

- **Extended Semi Detached House**
 - **3 Bedrooms**
 - **Cloakroom**
 - **Sitting Room & Dining Room**
 - **Kitchen & Utility Room**
 - **Double Glazed Conservatory**
 - **Shower Room/WC**
 - **Lawned Rear Garden**
 - **Driveway & Garage**
 - **CHAIN FREE**
- Entrance**
Frosted double glazed door to-
- Entrance Porch**
Wall mounted gas boiler. Inner door to-
- Entrance Hallway**
Radiator. Understairs cupboard. Additional store cupboards. Carpet.
- Cloakroom**
Low level WC. Wall mounted wash hand basin.
- Sitting Room**
13'6 x 11'8 (4.11m x 3.56m)
Radiator. Carpet. Double glazed window to front aspect.
- Dining Room**
12'3 x 10'8 (3.73m x 3.25m)
Radiator. Carpet. Sliding double glazed door to conservatory. Archway to-
- Kitchen**
12'0 x 8'4 (3.66m x 2.54m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Range of wall mounted units. Extractor. Radiator. Double glazed window to rear aspect.
- Double Glazed Conseravatory**
8'8 x 6'11 (2.64m x 2.11m)
Tiled flooring. Double glazed window to rear aspect. Double glazed door to rear.
- Utility Room**
11'3 x 7'9 (3.43m x 2.36m)
Space and plumbing for washing machine, fridge and freezer. Wall mounted units. Radiator. Double glazed window to rear aspect. Frosted skylight. Door to rear and garage.
- Stairs from Ground to First Floor Landing:**
Radiator. Access to loft with ladder (not inspected).

Bedroom 1

14'1 x 9'1 (4.29m x 2.77m)
Radiator. Carpet. Built in wardrobe. Wall mounted wash hand basin. Double glazed window to front aspect.

Bedroom 2

11'9 x 8'11 (3.58m x 2.72m)
Radiator. Carpet. Open wardrobe. Double glazed window to rear aspect.

Bedroom 3

12'5 x 8'5 (3.78m x 2.57m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Carpet. Frosted double glazed window.

Outside

The mature lawned rear gardens extend to approximately 100' in length and are well stoked with plants and trees.

Parking

A driveway to the front provides off street parking.

Garage

17'2 x 15'11 (5.23m x 4.85m)
Up and over door, electric light and power supply.

Council Tax Band = D

EPC = C