



Freehold



## 24 South Avenue, Eastbourne, BN20 8PG

A spacious and well proportioned 3 bedroom semi-detached house that occupies a corner plot that provides off road parking and gardens to the side and rear. Enviably situated in the Old Town the house is within comfortable walking distance of local shops and the area is served by schools catering for all ages. The accommodation comprises of a double aspect lounge, separate dining room and kitchen with access to rear gardens. The first floor has 3 double bedrooms and bathroom. Further benefits include a ground floor cloakroom, double glazing and gas central heating. An internal inspection comes highly recommended.

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## £325,000

Main Features	Entrance Entrance door to-
<ul> <li>Semi Detached House</li> </ul>	Hallway Radiator. Part panelled walls. Stairs to first floor.
3 Bedrooms	Double Aspect Lounge 15'10 x 10'11 (4.83m x 3.33m) Radiators. Feature fireplace with inset gas fire and television point. Double glazed windows to front and rear. Dining Room 13'3 x 9'3 (4.04m x 2.82m) Radiator. Double Glazed Window.
Double Aspect Lounge	
Dining Room	
Fitted Kitchen	
Ground Floor	Fitted Kitchen 9'9 x 8'9 (2.97m x 2.67m) Fitted range of wall and base units, worktop with inset bowl and a half sink unit with mixer tap. Built in electric oven and hob. Space for upright fridge/freezer and washing machine. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window and door to garden.
Cloakroom	
Bathroom/WC	
Corner Plot With Side &	Ground Floor Cloakroom Low level WC. Wash hand basin. Frosted double glazed window. Stairs from Ground to First Floor Landing Loft hatch (not inspected). Built in cupboard with radiator.
Rear garden	
• Off Street Parking	
	Bedroom 1 13'1 x 12'3 (3.99m x 3.73m ) Picture rail. Built-in wardrobe with hanging rail. Double glazed window to front aspect.
	Double Aspect Bedroom 2 15'7 x 10'9 (4.75m x 3.28m ) Built-in cupboard with fixed shelf. Double glazed window to front and rear aspect.
	<b>Bedroom 3</b> 9'1 x 8'11 (2.77m x 2.72m) Fitted wardrobe with hanging rail. Double glazed window to side aspect
	Bathroom/WC White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Part tiled walls. Heated towel rail. Double glazed frosted window.
	Outside Occupying a corner plot the gardens are arranged to the side and rear. To the side they are mainly laid to lawn.
	Parking Car hardstanding and to the rear it is mainly laid to decking with areas of shingle and raised flower beds.
	Council Tax Band = C

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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 (e.g. title, planning) is in working) 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.