



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



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.

24 South Avenue,
Eastbourne, BN20 8PG

£325,000

Main Features

- Semi Detached House
- 3 Bedrooms
- Double Aspect Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Corner Plot With Side & Rear garden
- Off Street Parking

Entrance

Entrance door to-

Hallway

Radiator. Part panelled walls. Stairs to first floor.

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.

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.

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.

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.

Bedroom 3

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