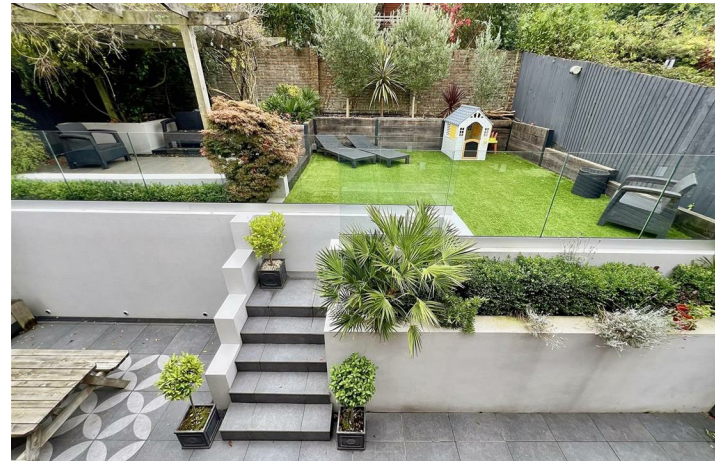


91 Park Avenue,
Eastbourne, BN21 2XH

Freehold

£699,950



4 Bedroom 2 Reception 2 Bathroom



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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 (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.



TOWN PROPERTY



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Freehold

4 Bedroom 2 Reception 2 Bathroom

£699,950



91 Park Avenue, Eastbourne, BN21 2XH

Being sold CHAIN FREE this superbly renovated detached home in Little Ratton provides generously proportioned accommodation throughout and presented to a very high standard. Arranged with four bedrooms and two bathrooms, the property is approached via a front porch and an impressive reception hallway where the tiled floor extends into the cloakroom. The large sitting room opens onto a front terrace and the stylish kitchen/dining room includes integrated appliances, a breakfast bar and boasts bi folds that open onto the landscaped rear garden. Benefits include a useful utility room and a double width driveway that leads to the integral double garage and the gardens to the rear enjoy areas of tiled patio, artificial grass and composite decking with a secluded Southerly aspect. Excellent local schools, Willingdon Golf Course and Willingdon Village can all be found close by whilst Hampden Park Village shops, Park and the mainline railway station are also easily accessible.

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Main Features

- Detached House
- Four Bedrooms
- Cloakroom
- Sitting Room and Terrace
- Kitchen/Dining Room
- Utility Room
- En-Suite to Master Bedroom
- Bathroom with Separate WC
- Driveway Providing Off Road Parking
- Integral Double Garage and Landscaped Garden

Entrance

Double glazed double door to-

Double Glazed Porch

9'11 x 3'1 (3.02m x 0.94m)

Door to-

Reception Hallway

Radiator. Tiled floor. Double glazed window to side aspect.

Cloakroom

Low level WC. Radiator. Wash hand basin with mixer tap and vanity unit under. Part tiled walls. Frosted double glazed window.

Sitting Room

19'7 x 16'8 (5.97m x 5.08m)

Radiator. Recessed gas fire. Engineered oak flooring. Sliding double glazed door to front aspect leading to front terrace with glass balustrade.

Kitchen/Dining Room

21'11 x 11'5 (6.68m x 3.48m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surround upstands and walnut veneer worksurfaces with cupboards and drawers under. Inset four ring induction hob with extractor. Eye level ovens and microwave. Integrated fridge freezer and dishwasher. Wall mounted unites and breakfast bar with drinks chiller under.

Utility Room

11'5 x 4'3 (3.48m x 1.30m)

Single drainer sink unit and mixer tap with cupboards and drawers under. Space for fridge freezer, washing machine and tumble dryer. Tiled flooring. Radiator. Double glazed window to side aspect and double glazed door to rear.

Stairs from Ground to First Floor Landing

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

Master Bedroom

16'10 x 13'4 (5.13m x 4.06m)

Radiator. Carpet. Wall mounted air conditioning unit. Double glazed window to front aspect.

En-Suite Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC set in vanity unit. Radiator. Tiled flooring and fully tiled walls. Frosted double glazed window.

Bedroom 2

15'7 x 11'8 (4.75m x 3.56m)

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

Bedroom 3

12'0 x 8'3 (3.66m x 2.51m)

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

Bedroom 4

9'10 x 9'7 (3.00m x 2.92m)

Radiator. Bespoke built in wardrobes. Carpet. Double glazed window to front aspect.

Bathroom

Panelled bath with mixer tap, shower attachment and shower screen. Wall mounted wash basin with mixer tap. Radiator. Fully tiled walls. Wall mounted mirrored cupboard.

Separate WC

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit. Radiator. Tiled flooring. Frosted double glazed window.

Outside

There is a small area of walled front garden and a front facing terrace with glass balustrade. The rear gardens have been landscaped and provide generous areas of tiled patio, artificial grass and composite decking.

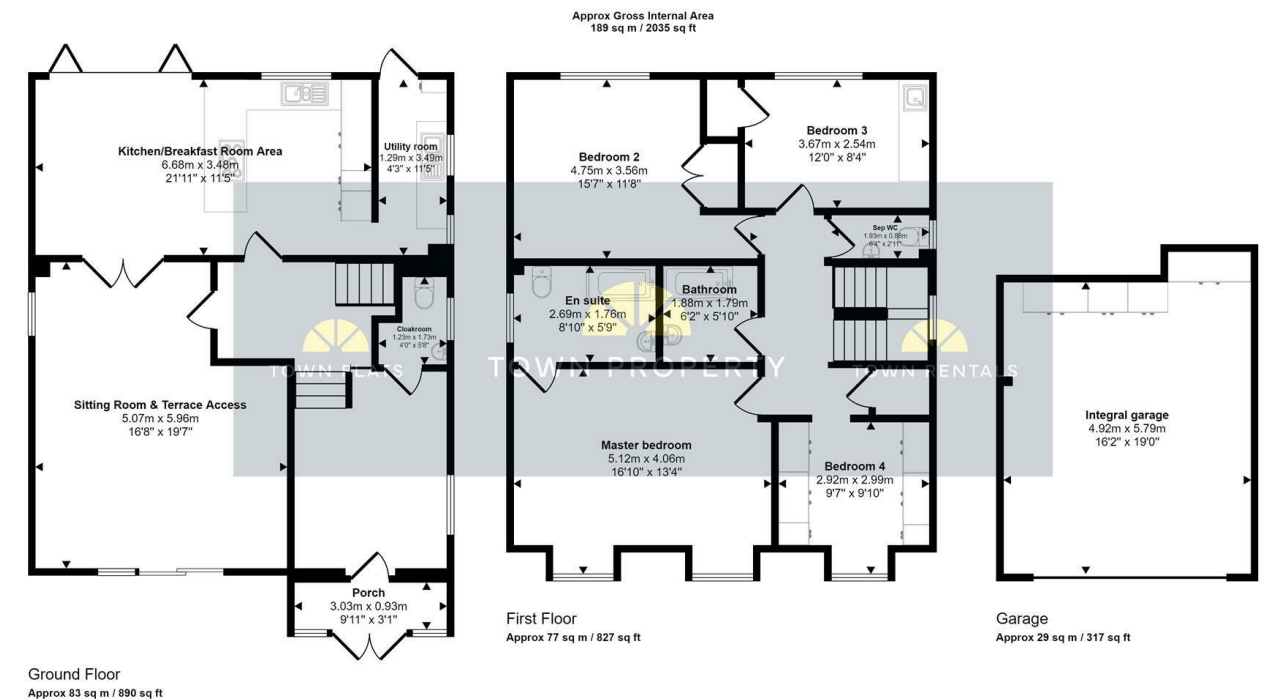
Parking

There is a double width driveway that provides off street parking and leads to the integral double garage. There is an adjacent store room at ground level too.

Integral Double Garage

19'0 x 16'2 (5.79m x 4.93m)

Remote roller door, electric, light and power supply. Wall mounted gas boiler.

COUNCIL TAX BAND = F**EPC = C**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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