



01323 412200

TOWN PROPERTY

Freehold

4 Bedroom 3 Reception 1 Bathroom

£315,000



89 Avondale Road, Eastbourne, BN22 8JU

An extremely spacious three/four bedroom end of terrace house that has undergone significant improvement and extending by the current vendor. Providing versatile accommodation the house benefits from a bay windowed lounge opening to a second reception room, a dining room with access to the fitted kitchen and a ground floor bedroom four/reception room and cloakroom. The first floor comprises of three bedrooms and an extremely spacious refitted shower room with cloakroom. There is a pleasant walled garden to the rear and an off road parking space to the front. Enviously situated in Seaside the house is opposite Whitley Recreational Grounds and lovely views of the grounds can be enjoyed from the front. Eastbourne Town Centre, Mainline Railway Station and the Seafront are all within easy walking distance. An internal inspection comes highly recommended.

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Main Features

- End of Terrace House
- Four Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Fitted Kitchen
- Second Reception Room
- Modern Shower Room
- Cloakroom
- Allocated Parking Space

Entrance

Door with obscured glass to-

Porch

Part tiled walls. Further door to-

Hallway

Radiator. Wood effect flooring. Stairs to first floor.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Wood effect flooring.

Lounge

13'11 x 11'2 (4.24m x 3.40m)

Radiator. Coved ceiling. Wall lights. Wood effect flooring. Double glazed bay window to front aspect. Archway to-

Second Reception Room

12'1 x 11'1 (3.68m x 3.38m)

Coved ceiling. Wood effect flooring. Radiator. Built in cupboard.

Fitted Kitchen

11'9 x 10'9 (3.58m x 3.28m)

Fitted range of wall and base units, worktops with inset one and a half bowl single drainer sink unit. Built in gas double oven and hob. Plumbing and space for washing machine and dishwasher. Tiled walls and floor. Built in larder cupboard. Inset spotlights. Double glazed window. Door to garden and-

Dining Room

15'1 x 9'5 (4.60m x 2.87m)

Tiled floor. Radiator. Inset spotlights. Double glazed window and door to kitchen.

Ground Floor Bedroom 4/Reception Room

13'11 x 11'3 (4.24m x 3.43m)

Radiator. Coved ceiling. Double glazed bay window to front aspect.

Stairs from Ground to First Floor Landing

Double glazed window. Loft hatch (not inspected).

Bedroom 1

11'11 x 11'11 (3.63m x 3.63m)

Built in wardrobes. Radiator. Double glazed windows to front aspect with views over Whitley Recreational Grounds.

Bedroom 2

11'9 x 7'3 (3.58m x 2.21m)

Radiator. Double glazed window to front aspect.

Bedroom 3

8'10 x 6'11 (2.69m x 2.11m)

Radiator. Double glazed window to front aspect.

Modern Shower Room

Incredibly spacious room with large walk in shower with rainwater showerhead, vanity unit with inset wash hand basin and chrome mixer tap and cupboards below. Airing cupboard housing hot water cylinder. Built in chest of drawers and overhead storage. Wood effect flooring. Heated towel rail. Double glazed window.

Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Frosted double glazed window.

Outside

The house has pleasant walled gardens that are laid to patio with gated side access. To the front there is an allocated parking space.

Council Tax Band = B

EPC = 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 (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.