



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Guide Price
£340,000 - £350,000



15 Fitzmaurice Avenue, Eastbourne, BN22 8PE

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With an open outlook at the front across Roselands recreation ground, this 'Art Deco' style house has three generous bedrooms and a secluded rear garden. There is a sitting room and a kitchen area and adjoining dining area that opens onto the rear garden. A useful lean to/utility room runs off the kitchen whilst a bathroom and separate wc are located on the first floor. The property which has been recently decorated also boasts double glazing and gas fired central heating and radiators and scope exists for a driveway, subject to consents. Nearby shops on Seaside, local schools and the picturesque seafront are all within close walking distance.



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Main Features

- Semi Detached House
- 3 Generous Bedrooms
- Sitting Room
- Dining Room
- Fitted Kitchen
- Lean to Utility Room
- Modern Bathroom
- Separate WC
- Secluded Garden
- Overlooking Roselands
Recreation Ground

Entrance
uPVC entrance door to lobby with further door to-

Entrance Hallway
Radiator. Stairs to first floor.

Sitting Room
13'7 x 13'0 (4.14m x 3.96m)
Double glazed bay window to front aspect. Radiator. Picture rail. Corniced ceiling. Feature fireplace with tiled hearth and wooden mantel.

Dining Room Area
11'5 x 10'9 (3.48m x 3.28m)
Radiator. Wood laminate flooring. Sliding double glazed patio doors.

Fitted Kitchen
10'0 x 7'11 (3.05m x 2.41m)
Refitted range of wall and base units. Woodblock worktop with inset single drainer sink unit with chrome mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Double glazed window. Door to-

Lean to Utility Room
Power, light and plumbing. Space for washing machine. Stable doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Loft hatch (not inspected). Built in cupboard.

Bedroom 1
14'7 x 13'11 (4.45m x 4.24m)
Double glazed bay window to front aspect with wonderful views over playing fields. Range of fitted wardrobes and chest of drawers. Radiator. Picture rail.

Bedroom 2
11'2 x 7'10 (3.40m x 2.39m)
Double glazed window to rear aspect. Fitted wardrobe with mirrored sliding doors. Radiator.

Bedroom 3
10'10 x 8'2 (3.30m x 2.49m)
Double glazed window to rear aspect. Radiator. Built in wardrobe and overhead storage. Picture rail.

Modern Bathroom
White suite comprising of panelled bath with shower over and shower screen. Vanity unit with inset wash hand basin and cupboards below. Chrome heated towel rail. Tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Frosted double glazed window.

Outside
There are front and rear gardens. The rear gardens are secluded and arranged to decking and patio with a shed included.

COUNCIL TAX BAND = D

EPC = D