Freehold

3 Bedroom

2 Reception



1 Bathroom

**Guide Price** £340,000 - £350,000



### 15 Fitzmaurice Avenue, Eastbourne, BN22 8PE

### \*\*\* GUIDE PRICE £340,000 - £350,000 \*\*\*

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

**Entrance** 

uPVC entrance door to lobby with further door to-

Semi Detached House

Entrance Hallway Radiator. Stairs to first floor.

• 3 Generous Bedrooms

Sitting Room

13'7 x 13'0 (4.14m x 3.96m)

Sitting Room

Double glazed bay window to front aspect. Radiator. Picture rail. Corniced ceiling. Feature fireplace with tiled hearth and wooden mantel.

Dining Room

**Dining Room Area** 

11'5 x 10'9 (3.48m x 3.28m)

Fitted Kitchen

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-

Modern Bathroom

Lean to Utility Room

Lean to Utility Room

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

Separate WC

Secluded Garden

Stairs from Ground to First Floor Landing

Radiator. Loft hatch (not inspected). Built in cupboard.

Overlooking Roselands

**Recreation Ground** 

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.

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