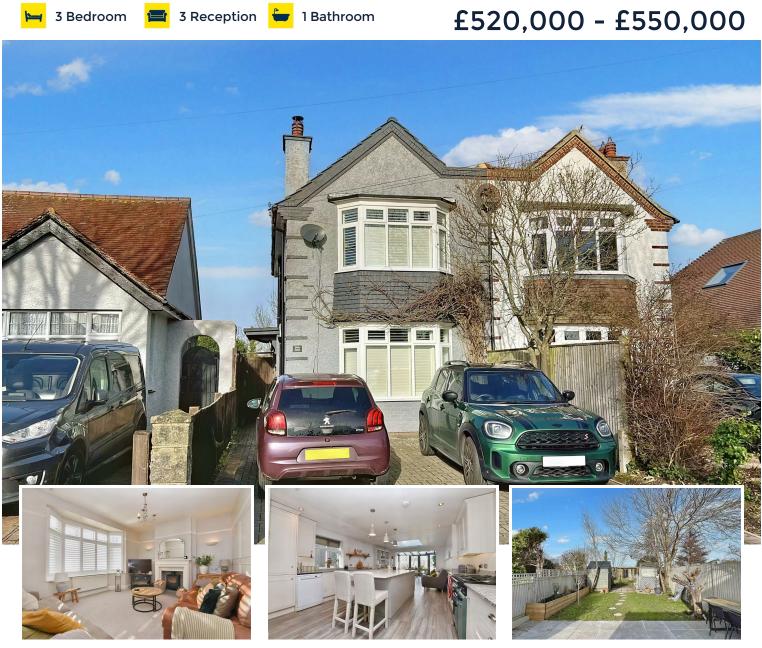


Freehold

Guide Price

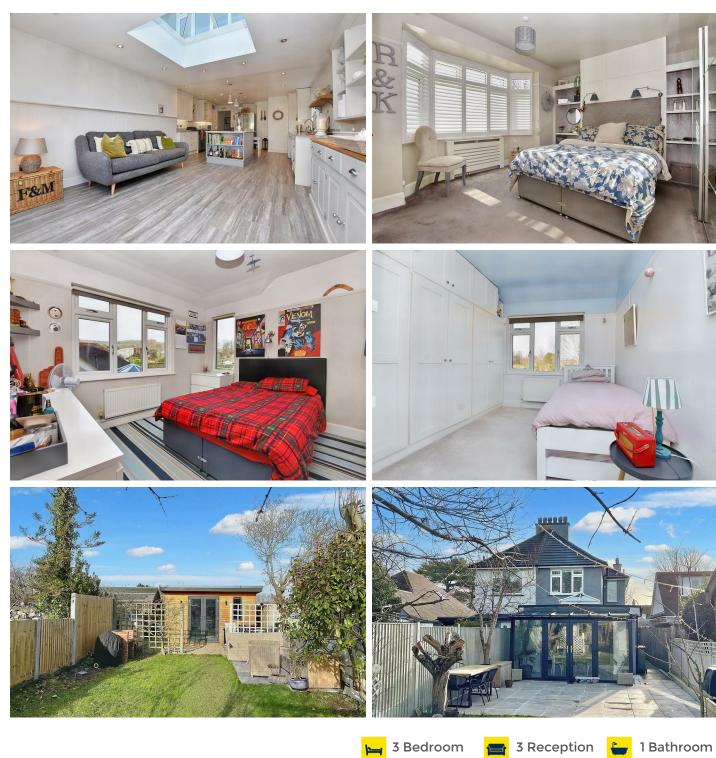
£520,000 - £550,000



60 Park Avenue, Eastbourne, BN21 2XS

Enviably located on a level plot in Little Ratton, this attractive semi detached house has three double bedrooms and has been skilfully extended on the ground floor. It's impressive living accommodation features an exceptional kitchen/dining/family room that opens onto the landscaped rear garden. In addition, there is a bay fronted sitting room with fitted shutters and a wood burner (not included) and fitted shutters are also a feature of bedroom 1. Further accommodation includes a dining room/office, cloakroom and a shower room/wc with a useful laundry/boiler room accessed from the landing and bedroom 3. The rear garden extends in excess of 100' in length and includes a garden room and two sheds. Off street parking for two vehicles is arranged to the front. With nearby schools and Hampden Park Playing fields within close walking distance, numerous other amenities including shops and bus services into town can also be found close by.

60 Park Avenue, Eastbourne, BN21 2XS



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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



Freehold

Guide Price

60 Park Avenue, Eastbourne, BN21 2XS

Main Features	Entrance Frosted double glazed door to side with adjacent double glazed window.
 Semi Detached House 	Entrance Hallway Understairs cupboard. Wood laminate flooring. Sitting Room 14'1 x 11'0 (4.29m x 3.35m) Radiator. Fireplace with ornate surround, mantel above and inset woodburner (not included). Carpet. Double glazed window to front aspect with fitted shutters.
3 Double Bedrooms	
Cloakroom	
Sitting Room	
Dining Room/Office	Dining Room/Office 14'3 x 11'0 (4.34m x 3.35m) Radiator. Wood laminate flooring. Double glazed window to side aspect. Access to-
 Kitchen/Dining/Family Room 	
Shower Room/WC	 Cloakroom Low level WC. Pedestal wash hand basin. Tiled flooring. Radiator. Double glazed window to side aspect. Kitchen/Dining/Family Room 27'1 x 14'4 x 12'11 x 6'7 (8.26m x 4.37m x 3.94m x 2.01m) Range of units comprising of granite work surfaces with inset sink bowl and single drainer with upstands and cupboards and drawers under with integrated washing machine and space and plumbing for dishwasher. Space for range cooker (not including). Wall mounted units. Space for American style fridge freezer. Central peninsular with breakfast bar, storage under and Quartz top. Tiled flooring with under floor heating. Double glazed window to side aspect.
 Landscaped Rear Gardens 	
Approx 100' includes Garden Cabin	
• Off Road Parking	
	Stairs from Ground to First Floor Landing: Laundry cupboard. Access to loft (not inspected). Wood laminate flooring. Skylight.
	Bedroom 1 13'6 x 11'2 (4.11m x 3.40m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with fitted shutters.
	Bedroom 2 11'0 x 10'10 (3.35m x 3.30m) Radiator. Carpet. Double glazed windows to rear and side aspects.
	Bedroom 3 12'6 x 7'10 (3.81m x 2.39m) Radiator. Built in wardrobe including recessed desk/study area and laundry are including wall mounted gas boiler. Carpet. Double glazed window to rear aspect.
	Shower Room/WC Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring with electric under floor heating. Part tiled walls. Frosted double glazed window.
	Outside The rear garden extends in excess of 100' in length and is essentially level with areas of lawn, patio and planted borders. A garden cabin is a notable feature and further shade are included

further sheds are included.

Garden Cabin 13'04 x 12'54 (4.06m x 3.66m) Wood laminate flooring. Double glazed window to side. Double glazed double doors and adjacent double glazed window.

Further Room (9'03 x 3'93)

Parking Off street parking for two vehicles is arranged to the front.

Council Tax Band = C

EPC = C



plan is only for

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Guide Price £520,000 - £550,000



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