

141 Astaire Avenue,
Eastbourne, BN22 8UU

Offers In Excess Of
£435,000

Freehold



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Favourably located in Roselands, this impressive and extended semi detached house has four bedrooms and is ideally suited for families. In excellent decorative order throughout, there are two ground floor receptions and the modern kitchen/dining room provides direct access to the rear garden. Benefits include a cloakroom and a family bathroom/wc whilst the rear garden is laid to decking and lawn with distant views towards the South Downs also being enjoyed. A driveway to the front provides invaluable off street parking. Local schools and shops on Seaside can also be found within close walking distance.

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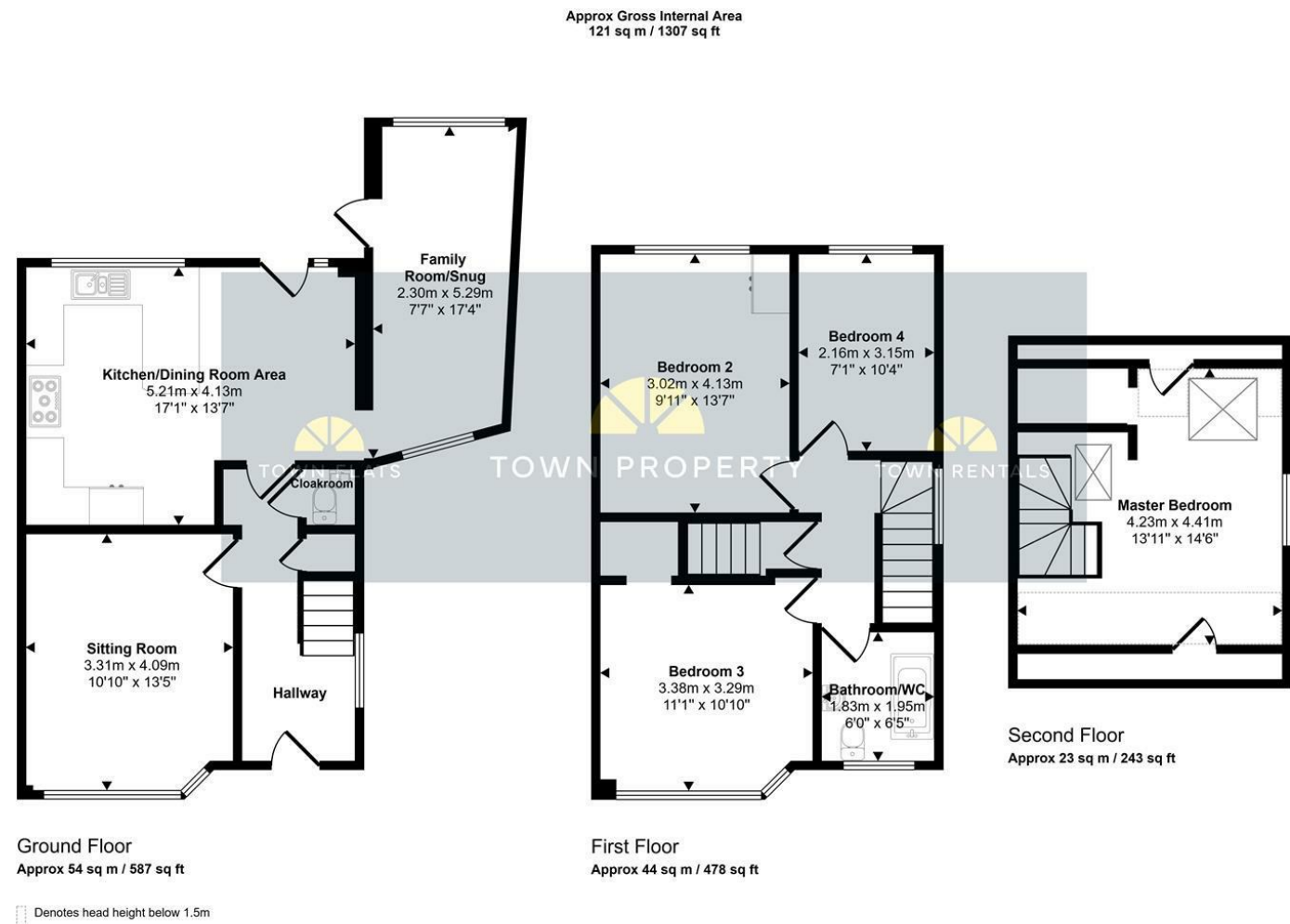
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|---|---|
| Main Features | Entrance |
| | Double glazed composite door to- |
| • Extended Bay Fronted Semi Detached House | Entrance Hallway |
| | Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to side aspect. |
| • Four Bedrooms | Cloakroom |
| | Low level WC. Wall mounted wash hand basin with mixer tap. Part tiled walls. Wood laminate flooring. |
| • Ground Floor Cloakroom | Sitting Room |
| | 13'5 x 10'10 (4.09m x 3.30m) |
| • Sitting Room | Radiator. Carpet. Double glazed window to front aspect. |
| • Kitchen/Dining Room | Kitchen/Dining Room |
| | 17'1 x 13'7 (5.21m x 4.14m) |
| • Family Room/Snug | Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker. Integrated dishwasher and washing machine. Range of wall mounted units and extractor. Space for American style fridge freezer. Radiator. Wood laminate flooring. Double glazed door to rear. Double glazed window to rear aspect. Double glazed door to rear. |
| • Bathroom/WC | Family Room/Snug |
| | 17'4 x 7'7 (5.28m x 2.31m) |
| • Lawn and Decked Rear Garden | Radiator. Wood laminate flooring. Double glazed windows to front and rear aspect. Double glazed door to rear. |
| • Driveway Providing Off Road Parking | Stairs from Ground to First Floor Landing |
| | Carpet. Double glazed window to side aspect. |
| • Gas Central Heating & Double Glazing Throughout | Bedroom 2 |
| | 13'7 x 9'11 (4.14m x 3.02m) |
| | Radiator. Carpet. Airing cupboard housing gas boiler. Double glazed window to rear aspect with views towards the South Downs. |
| | Bedroom 3 |
| | 11'1 x 10'10 (3.38m x 3.30m) |
| | Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect. |
| | Bedroom 4 |
| | 10'4 x 7'1 (3.15m x 2.16m) |
| | Radiator. Carpet. Double glazed window to rear aspect. |
| | Bathroom/WC |
| | Panelled shower bath with shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Heated towel rail. Part tiled walls. Frosted double glazed window. |
| | Stairs from First to Second Floor Landing |
| | Master Bedroom |
| | 14'6 x 13'11 (4.42m x 4.24m) |
| | Radiator. Carpet. Eaves storage. Double glazed window to side aspect and two Velux windows to rear aspect. |

Outside
There is a lovely rear garden which extends to approximately 90' in length with areas of lawn and decking. There is a large shed and gated access to the side and rear.

Parking
Off street parking is arranged to the front.

COUNCIL TAX BAND = D

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.