



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£365,000 - £385,000



3 Bedroom



1 Reception



1 Bathroom



41 Aylesbury Avenue, Eastbourne, BN23 6AD

*** GUIDE PRICE £365,000 - £375,000 ***

Conveniently located in Langney Point just yards from nearby shops and the picturesque seafront is this immaculately presented semi detached house. Arranged with three bedrooms, the ground floor accommodation comprises of a modern kitchen that opens onto the secluded and Westerly facing rear garden in addition to a spacious sitting with a modern gas fire which opens onto a conservatory with a lantern style glass roof. A modern shower room is also included and double glazing and gas fired central heating and radiators extend throughout. A shared driveway leads to the single garage which is set back to the rear. Local schools and Eastbourne's exciting marina development are close by whilst the town centre is approximately two miles distant.



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Main Features

- Immaculately Presented
Langney Point Semi
Detached
- 3 Bedrooms
- Through Lounge/Dining
Room
- Conservatory
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Secluded & Landscaped
Westerly Facing Rear Garden
- Driveway Leading To Garage

Entrance

Double glazed front door to -

Hallway

Radiator. Understairs cupboard. Double glazed window to side aspect.

Through Lounge/Dining Room

24'3 x 11'10 (7.39m x 3.61m)

Radiator. Gas fireplace. Double glazed window to front aspect. Double glazed doors to -

Conservatory

9'9 x 8'8 (2.97m x 2.64m)

Brick construction with lantern glass roof. Radiator. Double glazed windows and doors to rear aspect.

Fitted Kitchen

9'6 x 8'3 (2.90m x 2.51m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window and door to rear aspect.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

13'6 x 9'9 (4.11m x 2.97m)

Radiator. Airing cupboard housing boiler. Double glazed window to front aspect.

Bedroom 2

9'9 x 9'0 (2.97m x 2.74m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'9 x 7'10 (2.67m x 2.39m)

Radiator. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Extractor fan. Radiator. Double glazed window to rear aspect.

Outside

Rear Garden: landscaped West facing rear garden, gated access and fenced boundaries.

Front Garden: Low maintenance landscaped garden with low level wall and driveway leading to garage.

Parking

Single garage with power and up & over door.

EPC = C

Council Tax Band = C