Freehold





1 Reception



1 Bathroom

Guide Price £365,000 - £385,000



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

Entrance

Double glazed front door to -

· Immaculately Presented

Hallway

Langney Point Semi

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

Detached

Through Lounge/Dining Room

3 Bedrooms

24'3 x 11'10 (7.39m x 3.61m) Radiator. Gas fireplace. Double glazed window to front aspect. Double glazed doors to -

Through Lounge/Dining

Conservatory

Room

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.

Conservatory

Fitted Kitchen

Fitted Kitchen

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

Modern Shower Room/WC

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.

Double Glazing

Stairs from Ground to First Floor Landing:

Secluded & Landscaped

Gas Central Heating

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

Bedroom 1

Westerly Facing Rear Garden

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

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

Driveway Leading To Garage

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

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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.