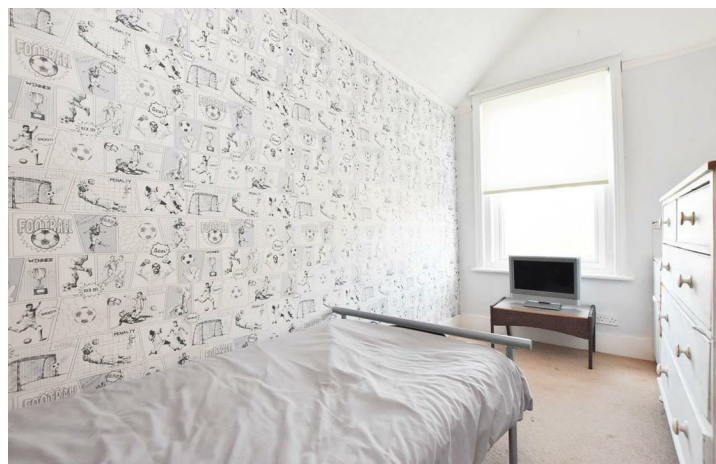
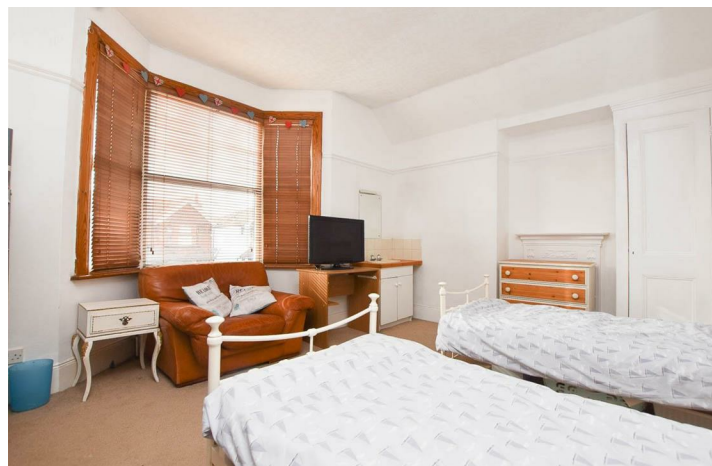


44 Cavendish Avenue,  
Eastbourne, BN22 8EL

Freehold

£380,000



4/5 Bedroom 2/3 Reception 1 Bathroom



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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.



TOWN PROPERTY

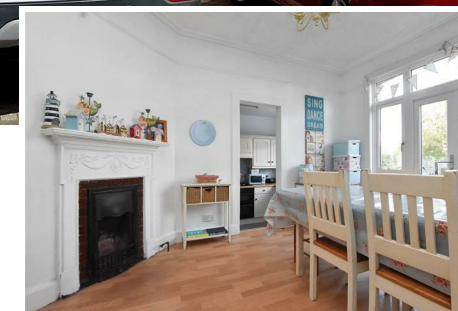


01323 412200

Freehold

£380,000

4/5 Bedroom 2/3 Reception 1 Bathroom



44 Cavendish Avenue, Eastbourne, BN22 8EL

Located in Seaside on the outskirts of the town centre, this period bay fronted house is semi detached and provides versatile accommodation for families or for HMO use/home and income. Having four/five bedrooms and two/three receptions there is also a fitted kitchen, cloakroom and bathroom and separate wc. To the rear is a secluded patio garden and there is off street parking at the front for two vehicles. Nearby local shops on Seaside and the Beacon shopping centre are close by and the mainline railway station and picturesque seafront are within walking distance.

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44 Cavendish Avenue, Eastbourne, BN22 8EL

£380,000

Main Features

- CHAIN FREE Semi Detached House
- 4/5 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room/Bedroom 5
- Breakfast Room
- Kitchen
- Bathroom/WC & Separate WC
- Garden
- Driveway Providing Off Street Parking For 2 Vehicles

**Entrance**  
Frosted door to-

**Entrance Vestibule**  
Inner door to-

**Entrance Hallway**  
Radiator. Understairs cupboard.

**Cloakroom**  
Low level WC.

**Sitting Room**  
13'07 x 11'11 + bay (4.14m x 3.63m + bay)  
Radiator. Carpet. Fireplace surround and mantel above. Double glazed window to front aspect.

**Dining Room/Bedroom 5**  
12'02 x 12'0 (3.71m x 3.66m)  
Double glazed window to side aspect. Door to boiler cupboard. Fitted wardrobes. Door to kitchen.

**Breakfast Room**  
13'07 x 11'04 (4.14m x 3.45m)  
Radiator. Fireplace with ornate surround and mantel above. Double glazed window to rear aspect.

**Kitchen**  
13'09 x 6'08 (4.19m x 2.03m)  
Range of units comprising single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric double oven. Range of wall mounted units. Integrated dishwasher and washer/dryer. Space for fridge freezer. Double glazed window. Door to side.

**Stairs from Ground to First Floor Landing:**  
Radiator. Skylight. Access to loft (not inspected).

**Bedroom 1**  
15'11 x 12'01 + bay (4.85m x 3.68m + bay)  
Radiator. Built in wardrobe. Wash hand basin and vanity unit. Feature fireplace. Double glazed window to front aspect.

**Bedroom 2**  
13'02 x 11'01 (4.01m x 3.38m)  
Radiator. Built in wardrobe. Feature fireplace. Carpet. Double glazed window to rear aspect.

**Bedroom 3**  
12'11 x 6'09 (3.94m x 2.06m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bedroom 4**  
12'08 x 6'02 (3.86m x 1.88m)  
Radiator. Carpet. Wash hand basin and vanity unit. Built in wardrobe. Double glazed window to side aspect.

**Bathroom/WC**  
Panelled bath with mixer tap and shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

**Separate WC**  
Low level WC. Double glazed window to side.

**Outside**  
There is a secluded patio garden with an area of decking.

**Parking**  
There is a driveway to the front with off street parking for two vehicles.

**EPC = D**

**COUNCIL TAX BAND = C**

