



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

## £329,950



## 1 Avebury Mews, Eastbourne, BN23 7FA

Beautifully presented and modern family home in Langney, built just 4 years ago and benefits the remainder of the new build warranty. Comprised of three bedrooms with an en-suite to the master bedroom, family bathroom and a ground floor WC. Contemporary bathroom and en-suite with a fitted kitchen. The allocated parking space adjoins the property, perfect for those with an electric car as well as further visitor bays. The lawned rear garden fans around to a patio area to the side with a side gate for access. The location situated just behind Langney Shopping Centre affords ease of access to a variety of amenities, great bus links and local schools. Internal viewing comes highly recommended.

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Main Features

- Beautifully Presented Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge/Fitted Kitchen
- Ground Floor Cloakroom
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Lawned & Patio Rear Garden
- Allocated Parking Space
- Yards From Local Amenities

**Entrance**  
Double glazed front door to -

**Open Plan Fitted Kitchen**  
13'2 x 9'10 (4.01m x 3.00m )  
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. Integrated dishwasher and washing machine. Radiator. 2 double glazed windows. Double glazed door to side.

**Lounge**  
23'9 x 13'0 (7.24m x 3.96m)  
Radiator. Understairs cupboard. Double glazed bi-fold doors to rear garden.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin. Extractor fan.

**Stairs from Ground to First Floor Landing:**  
Storage cupboard over stairs housing boiler. Loft access (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
14'5 x 13'1 (4.39m x 3.99m )  
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

**Bedroom 2**  
12'7 x 6'10 (3.84m x 2.08m )  
Radiator. Double glazed window to front aspect.

**Bedroom 3**  
9'7 x 5'10 (2.92m x 1.78m )  
Radiator. Double glazed window to front aspect.

**Modern Bathroom/WC**  
Suite comprising panelled bath with shower over and shower screen. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

**Outside**  
The rear garden is mainly laid to lawn & has an adjoining patio to the house, fenced boundaries and a large patio area to the side of the house.

**Parking**  
Allocated parking space adjacent to the front door.

**EPC = B**

**COUNCIL TAX BAND = C**

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.