

117 Astaire Avenue,  
Eastbourne, BN22 8UT

Freehold  
Guide Price  
£475,000 - £485,000



 5 Bedroom  2 Reception  2 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.



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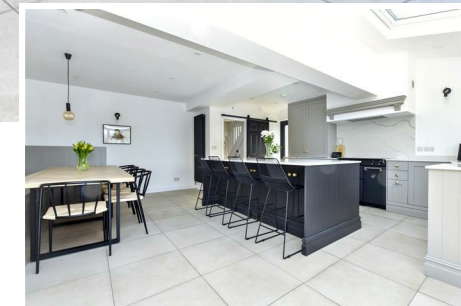


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Conveniently located in Roselands, this stunning house has been skillfully extended by the current owners and now offers excellent family sized accommodation of the highest quality. Arranged with five bedrooms and a luxury first floor bathroom/wc and a stylish second floor shower room/wc, there is a sitting room with fitted plantation shutters and a wood burner with a useful cloakroom also included. Engineered herringbone style Oak flooring sweeps throughout the ground floor into the outstanding Kitchen/dining/family room which is the outstanding feature of this wonderful home. A Quartz topped central island and breakfast bar draws the eye, with integrated appliances included and a bespoke hand built dining bench other notable features. Bi fold doors open onto the landscaped rear garden where the porcelain tiled patio has planted border grasses and leads onto a composite decking and lawn beyond which extends to approximately 90' in length. Sheds and wood storage areas are included. There is also gated rear and side access.

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Main Features	Entrance Frosted composite double glazed door to-	Bedroom 3 10'8 x 9'7 (3.25m x 2.92m) Carpet. Radiator. Double glazed window to rear aspect with far reaching views towards the South Downs.
• Stunning Extended Semi Detached House	Vestibule Tiled floor. Glazed inner door to-	Bedroom 4 10'10 x 9'3 (3.30m x 2.82m) Carpet. Radiator. Eaves storage. Velux windows to front aspect.
• Five Bedrooms	Hallway Radiator. Understairs cupboard housing tumble dryer and Dyson charger. Luxury vinyl flooring. Understairs recess. Frosted double glazed window.	Luxury Shower Room/WC Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC. Heated towel rail. Frosted double glazed window.,
• Cloakroom	Cloakroom Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap and vanity unit under. Part tiled walls. Tiled flooring. Frosted double glazed window.	Outside The landscaped rear garden has a porcelain tiled patio with planted border grasses and leads onto a composite decking and lawn beyond which extends to approximately 90' in length. Sheds and wood storage areas are included. There is also gated rear and side access.
• Sitting Room	Sitting Room 12'10 x 11'9 (3.91m x 3.58m) Radiator. Ornate fireplace surround with mantel above and inset wood burner. Engineered oak flooring. Double glazed window to front aspect with fitted shutters.	Parking A block paved driveway to the front provides off street parking for at least two vehicles.
• Kitchen/Dining/Family Room	Kitchen/Dining/Family Room 19'2 x 19'0 (5.84m x 5.79m) Range of units comprising of butlers with Quartz worktops and surrounding upstands having cupboards and drawers under. Space for range cooker. Integrated dishwasher and washing machine. Range of wall mounted units and concealed extractor. Central island with Quartz top and breakfast bar. Units under including fridge and freezer. 'L' Shaped bench in dining area. Radiator. Tiled flooring. Two velux windows. Double glazed window to rear aspect and bifold doors to garden.	EPC = D
• Luxury Bathroom/WC	Stairs from Ground to First Floor Landing Carpet. Linen cupboard. Frosted double glazed window.	COUNCIL TAX BAND = D
• Luxury Shower Room/WC	Bedroom 1 13'5 x 10'7 (4.09m x 3.23m) Carpet. Radiator. Built in wardrobes. Double glazed window to front aspect.	
• Landscaped Rear Garden Approx 90' in Length	Bedroom 2 12'5 x 10'2 (3.78m x 3.10m) Carpet. Radiator. Double glazed window to rear aspect with far reaching views towards the South Downs.	
• Driveway Providing Off Road Parking	Luxury Bathroom/WC Freestanding bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC. Tiled flooring. Frosted double glazed window.	
• Views Towards South Downs	Bedroom 5 8'10 x 7'9 (2.69m x 2.36m) Radiator. Wood laminate flooring. Double glazed window to front aspect.	
	Stairs from First to Second Floor Landing Carpet. Door to walk in loft. Double glazed window to side aspect.	