



TOWN PROPERTY



01323 412200

Freehold

£409,950

 5/6 Bedroom  2/3 Reception  2 Bathroom



52 Cavendish Avenue, Eastbourne, BN22 8EL

Located on the outskirts of Eastbourne town centre, this spacious and bay fronted house is semi detached and arranged with five/six bedrooms. Having one/two receptions, its versatile accommodation is ideally suited for family occupation or HMO use. Benefits include a ground floor bathroom/wc, a kitchen/dining room and a first floor bathroom/wc. To the rear is a walled garden which includes a shed and car hardstanding is arranged to the front. The picturesque seafront and town centre amenities are all easily accessible.

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Main Features

- Bay Fronted Semi Detached House
- 5/6 Bedrooms
- Ground Floor Modern Bathroom/WC
- 2/3 Reception Rooms
- Fitted Kitchen/Dining Room
- Study/Bedroom 6
- Modern Bathroom/WC
- Double Glazing
- Walled Rear Garden
- Car Hardstanding

Entrance
Frosted glass double glazed door to -

Vestibule
Inner door to -

Entrance Hallway
Understairs cupboard. Carpet. Door to -

Inner Hallway

Ground Floor Bathroom/WC
Suite comprising shower 'Whirlpool' bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Study/Bedroom 6
11'7 x 9'8 (3.53m x 2.95m)
Radiator. Carpet. Double glazed window to side aspect.

Sitting Room
13'9 x 13'6 (4.19m x 4.11m)
Radiator. Fireplace with brick surround and mantel above with inset wood burner and hearth. Engineered oak flooring. Double glazed window to front aspect.

Dining Area
15'0 x 9'4 (4.57m x 2.84m)
Radiator. Double glazed window to rear aspect. Double glazed double doors to rear aspect.

Fitted Kitchen Area
8'8 x 8'3 (2.64m x 2.51m)
Range of units comprising bowl and a half single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker. Integrated dishwasher and fridge/freezer. Plumbing and space for washing machine. Door to store cupboard housing gas boiler. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:
Linen cupboard. Loft access with ladder (not inspected).

Bedroom 1
14'1 x 13'6 (4.29m x 4.11m)
Radiator. Engineered oak flooring. Double glazed window to front aspect.

Bedroom 2
14'3 x 9'1 (4.34m x 2.77m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3
12'0 x 8'11 (3.66m x 2.72m)
Radiator. Carpet. Double glazed window to side aspect.

Bedroom 4
9'3 x 8'10 (2.82m x 2.69m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 5
8'5 x 7'0 (2.57m x 2.13m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There is a walled rear garden which includes a store shed.

Parking
There is car hardstanding for two cars on the front.

Council Tax Band = C