



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £315,000



### 38 Jervis Avenue, Eastbourne, BN23 6DS

An extremely well presented extended three bedroom terraced house in Langney Point. Enviably situated within easy walking distance of the Seafront and local shops the house benefits from a refitted kitchen and bathroom, lounge with a wonderful dining room/playroom extension with vaulted ceiling, double glazing and gas central heating. The garage has been converted to provide a ground floor utility room and cloakroom with additional storage. There is off road parking to the front. An internal inspection comes very highly recommended.

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## Main Features

- Extended Terraced House
- 3 Bedrooms
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Lounge
- Dining Room/Playroom
- Bathroom/WC
- Rear Garden
- Driveway

**Entrance**  
Front door to-

**Hallway**  
Wood effect flooring. Radiator.

**Kitchen**  
10'11 x 6'10 (3.33m x 2.08m)  
Refitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring electric hob with extractor over. Eye level double oven. Integrated fridge freezer. Space and plumbing for dishwasher. Inset spotlights. Double glazed window to front aspect.

**Utility Room**  
7'3 x 6'5 (2.21m x 1.96m)  
Wood effect flooring. Space and plumbing for washing machine and tumble dryer. Door to-

**Ground Floor Cloakroom**  
Low level WC with concealed cistern. Wash hand basin with mixer tap, tiled splashback and vanity unit below.

**Lounge**  
18'1 x 16'10 (5.51m x 5.13m)  
Wood effect flooring. Radiator. Coved ceiling. Two built in cupboards. Bifold doors to-

**Dining Room/Playroom**  
14'11 x 8'7 (4.55m x 2.62m)  
Glass vaulted ceiling. Wood effect flooring. Radiator. Bifold doors to garden.

**Stairs from Ground to First Floor Landing**  
Carpet. Loft access (not inspected).

**Bedroom 1**  
10'0 x 9'5 (3.05m x 2.87m)  
Coved ceiling. Radiator. Fitted wardrobes. Double glazed window to rear aspect.

**Bedroom 2**  
10'1 x 7'10 (3.07m x 2.39m)  
Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to front aspect.

**Bedroom 3**  
8'0 x 7'6 (2.44m x 2.29m)  
Radiator. Coved ceiling. Double glazed window to rear aspect.

**Bathroom/WC**  
Refitted white suite comprising of panelled bath with shower screen and rainwater shower head. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Low level WC with concealed cistern. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Frosted double glazed window.

**Outside**  
The enclosed rear garden is laid to patio and artificial lawn with gated rear access.

**Parking**  
There is off road parking to the front of the property.

**COUNCIL TAX BAND = C**

**EPC = C**