



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£384,950



52 Fraser Avenue, Eastbourne, BN23 6BA

A spacious and well presented three bedroom link detached house enviably situated on Langney Point within easy walking distance of the Seafront and local shops. Providing well proportioned accommodation the house benefits from an entrance porch, ground floor cloakroom, through lounge/dining room, fitted kitchen with versatile second reception room/sun room that opens into the integral garage with an electric up and over door. The first floor comprises of three good size bedrooms and bathroom with a separate cloakroom. To the front there is a block paved driveway providing off road parking and access to the garage. The wonderful landscaped rear garden is laid to lawn and patio. An internal inspection comes highly recommended.

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Main Features

- Link Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Sun Room
- Bathroom & Separate WC
- Landscaped Rear Garden
- Integral Garage & Driveway
- Close to Local Shops, Seafront & Transport Links

Entrance
Double glazed front door to-

Porch
Tiled floor. Radiator. Double glazed window. Door to-

Ground Floor Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Tiled floor. Radiator. Frosted double glazed window.

Hallway
Stairs to first floor. Radiator. Understairs cupboard. Built in storage cupboard with fixed shelving.

Double Aspect Lounge/Dining Room
25'0 x 11'10 (7.62m x 3.61m)
Two radiators. Coved ceiling. Feature fireplace with tiled surround and hearth. TV point. Double glazed window to front aspect. Double glazed patio door to garden.

Kitchen
9'3 x 7'8 (2.82m x 2.34m)
Fitted range of wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Cooker point with extractor cookerhood above. Space and plumbing for dishwasher. Two undercounter appliance spaces. Tiled walls. Double glazed window to rear aspect. Doorway to-

Sun Room
9'9 x 9'1 (2.97m x 2.77m)
Radiator. Wall lights. Double glazed windows. Door to garage. Double glazed patio door to garden.

Stairs from Ground to First Floor Landing
Built in cupboard with fixed shelving. Double glazed window.

Bedroom 1
12'0 x 10'3 (3.66m x 3.12m)
Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed window to front aspect.

Bedroom 2
12'4 x 9'5 (3.76m x 2.87m)
Radiator. Coved ceiling. Vanity unit with inset wash hand basin and cupboard below. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
8'11 x 7'3 (2.72m x 2.21m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom
Coloured suite comprising of panelled bath with shower over, mixer tap and shower screen. Vanity unit with inset wash hand basin. Heated towel rail. Tiled walls. Double glazed window.

WC
Low level WC with concealed cistern. Radiator. Tiled walls. Double glazed window.

Outside
The landscaped rear garden is laid to patio and lawn with a greenhouse, shed and well stocked flower beds and borders.

Parking
To the front there is a block paved driveway providing off road parking and access to the-

Garage
Electric up and over door. Light and power. Space and plumbing for washing machine.

COUNCIL TAX BAND = D

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.