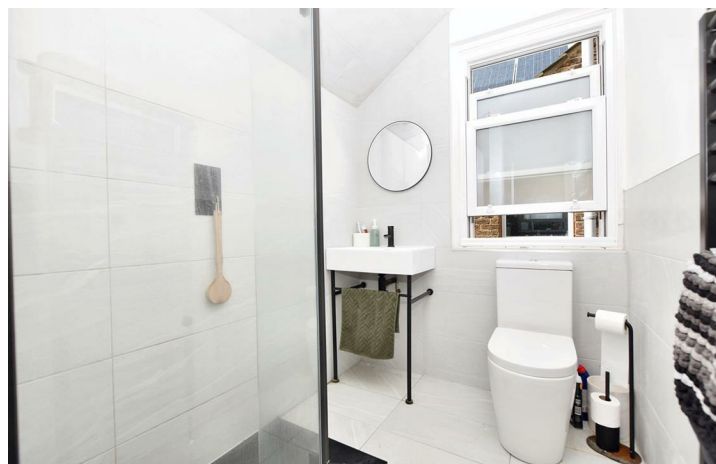


16 Cavendish Avenue,
Eastbourne, BN22 8EN

Freehold

£459,950



4/5 Bedroom 1/2 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.



TOWN PROPERTY



01323 412200

Freehold

£459,950

4/5 Bedroom 1/2 Reception 2 Bathroom



16 Cavendish Avenue, Eastbourne, BN22 8EN

This tastefully refurbished and extended Period home on the outskirts of Eastbourne town centre, is bay fronted and provides versatile family sized accommodation with four/five bedrooms, one/two receptions and off street parking. The outstanding feature of this lovely home is the spacious ground floor extension which incorporates an open plan kitchen/dining room and adjoining family/sitting room area where bi folds open onto the landscaped rear garden. Benefits include a stylish ground floor bath & shower room/wc, a useful utility room and a modern first floor shower room/wc. A bespoke garden cabin/gymnasium further compliments this most appealing property. The picturesque seafront, Beacon shopping centre and mainline railway station are all within walking distance.

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16 Cavendish Avenue, Eastbourne, BN22 8EN

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Main Features

- Refurbished Semi Detached House

- 4 Bedrooms

- Sitting Room/Study

- Kitchen

- Fitted Kitchen/Dining/Family/Sitting Room

- Utility Room

- Ground Floor Luxury Bath & Shower Room/WC

- Landscaped Rear Garden With Bespoke Garden Cabin

- Off Street Parking

Entrance

Frosted double glazed composite door to -

Entrance Vestibule
Frosted inner door to -

Entrance Hallway
Radiator. Understairs recess. Wood laminate.

Ground Floor Luxury Bath & Shower Room/WC
Freestanding bath with mixer tap and shower attachment. Fully tiled wet room. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Radiator. Frosted double glazed window.

Sitting Room/Study
13'10 x 10'11 (4.22m x 3.33m)
Radiator. Fireplace with ornate surround and mantel above. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Fitted Kitchen/Dining/Family/Sitting Room
16'9 x 10'9 / 16'0 x 16'0 (5.11m x 3.28m / 4.88m x 4.88m)
Range of units comprising sink bowl with mixer tap, surrounding worksurfaces with cupboards under. Integrated 'eye' level oven. Fridge and freezer. Central peninsula with inset four ring electric hob including breakfast bar. Feature fireplace. Double glazed door to side aspect. Electric Velux windows. Bi fold doors to rear aspect.

Utility Room
7'0 x 6'4 (2.13m x 1.93m)
Plumbing and space for washing machine and tumble dryer. Wood laminate flooring. Double glazed window to side aspect.

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

Bedroom 1
15'7 x 11'2 (4.75m x 3.40m)
Radiator. Feature fireplace with mantel above. Carpet. Double glazed window to front aspect.

Bedroom 2
10'2 x 9'4 (3.10m x 2.84m)
Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3
10'2 x 9'10 (3.10m x 3.00m)
Radiator. Built-in wardrobe. Feature fireplace. Carpet. Double glazed window to side aspect.

Bedroom 4
9'7 x 6'3 (2.92m x 1.91m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

Outside

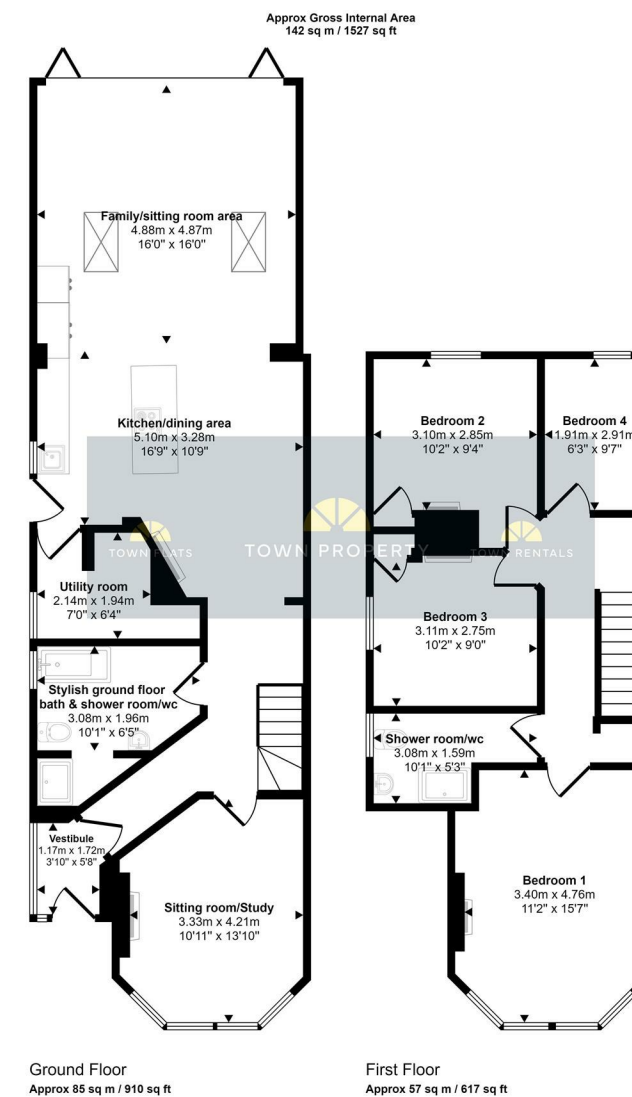
Garden Cabin: 14'54 x 11'83 plus the landscaped rear garden is arranged to Indian sandstone patio with central area of lawn.

Parking

Off street parking is arranged to the front.

EPC = F

Council Tax Band = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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