



39 St Anthony's Avenue, Eastbourne, BN23 6LN

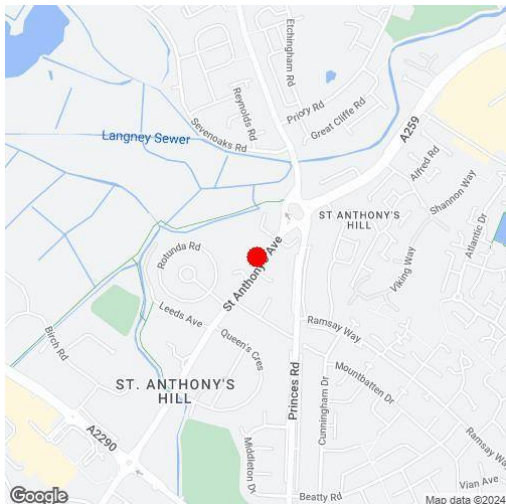
Price £385,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A deceptively spacious four bedroom semi-detached house set within sizeable gardens extending to in excess of 100' at the rear. The accommodation comprises two reception rooms together with a wc and sun room on the ground floor whilst the four first floor bedrooms are served by a shower room with oversized shower cubicle. The gardens are an important feature with a paved terrace, lawned area flanked by mature trees and shrubs and various outhouses. Although the house would benefit from general redecoration and modernisation, it does benefit from gas central heating, sealed unit double glazing and off-road parking. Located in the St Anthony's area, schools catering for most age groups are in the vicinity, whilst local shopping facilities including supermarkets are in the immediate vicinity. The seafront is within a half mile, whilst Eastbourne town centre and railway station are approximately 2 mile away.





At a Glance:

- No onward chain
- Four bedrooms
- Lovely garden in excess of 100'
- Two reception rooms
- Off-road parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

PORCH

HALL

WC

SITTING ROOM

15'8" (4.78m) x 12'0" (3.66m)

DINING ROOM

14'4" (4.37m) x 12'0" (3.66m)

KITCHEN

12'0" (3.66m) x 9'3" (2.82m)

LANDING

BEDROOM 1

15'6" (4.72m) x 10'6" (3.2m)

BEDROOM 2

14'6" (4.42m) x 12'0" (3.66m)

BEDROOM 3

9'4" (2.84m) x 8'0" (2.44m)

BEDROOM 4

9'0" (2.74m) x 7'6" (2.29m)

SHOWER ROOM/WC

OUTSIDE:

REAR GARDEN

IN EXCESS OF 100'

OFF-ROAD PARKING

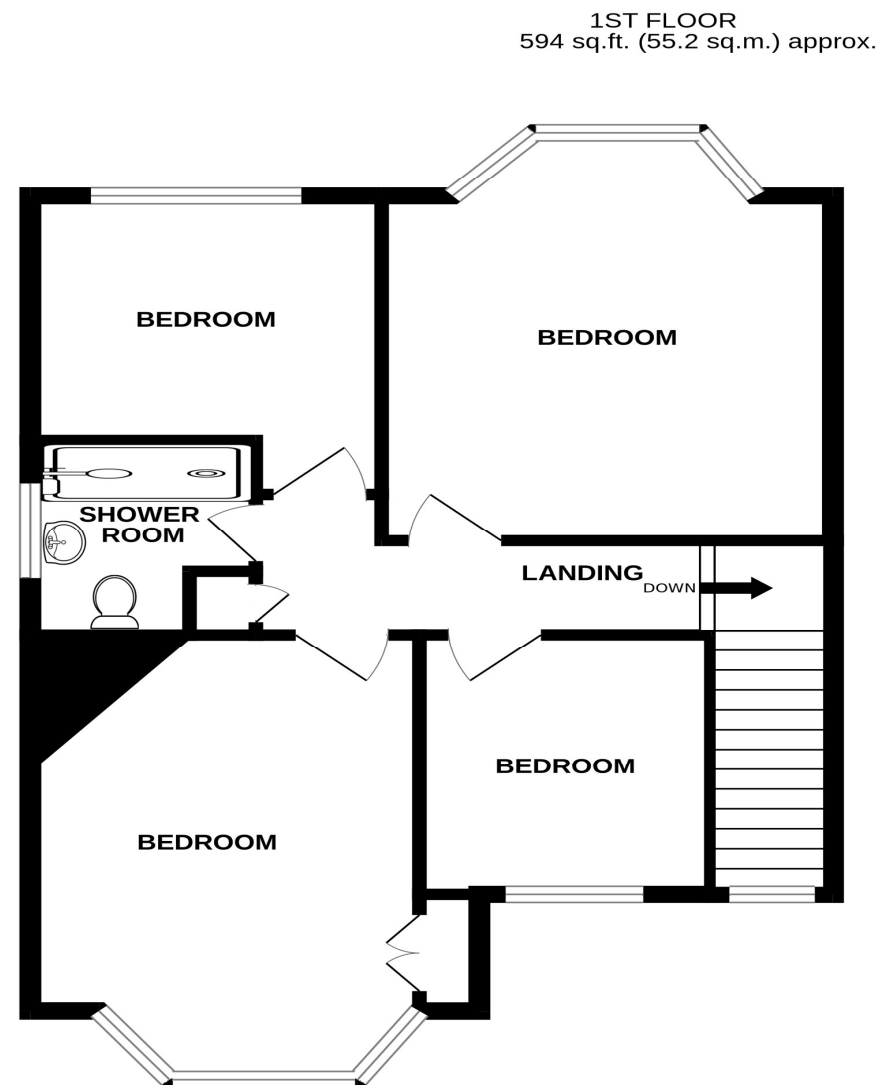
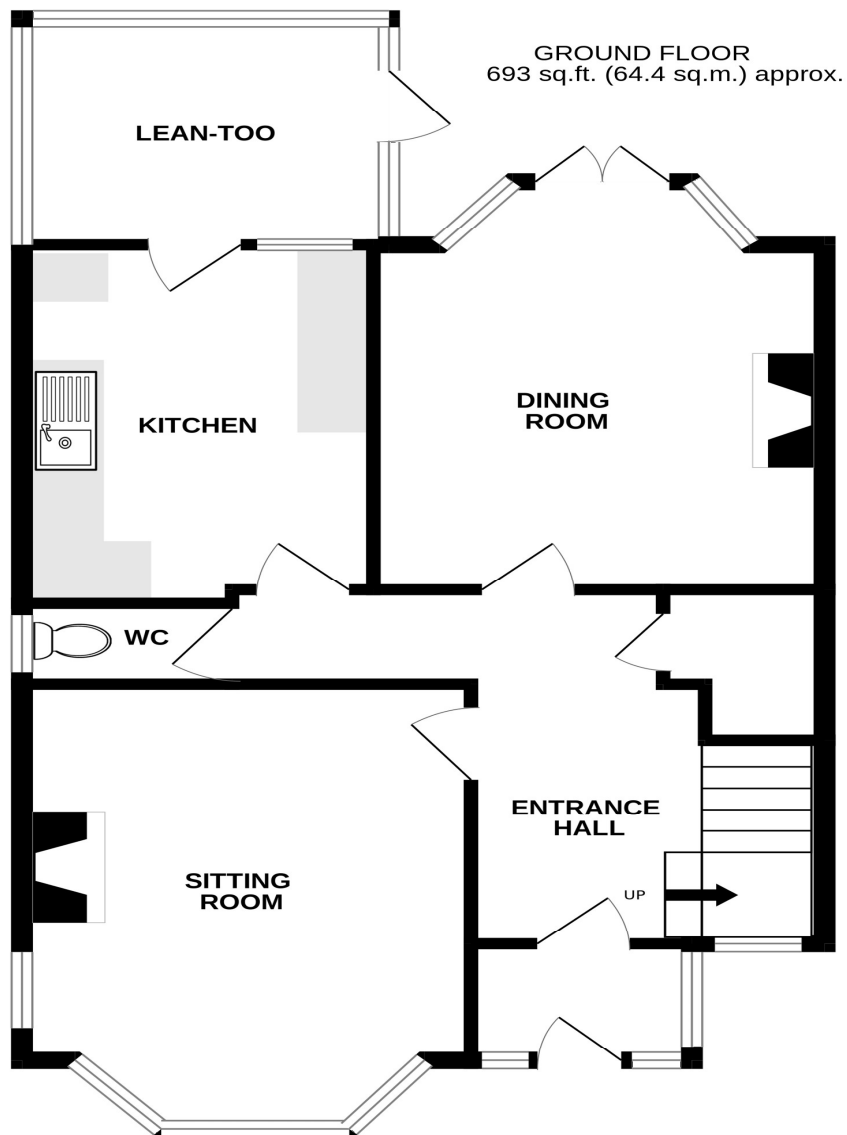
EPC

"D"

COUNCIL TAX

BAND 'C'





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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