



33 Aylesbury Avenue, Eastbourne, BN23 6AD

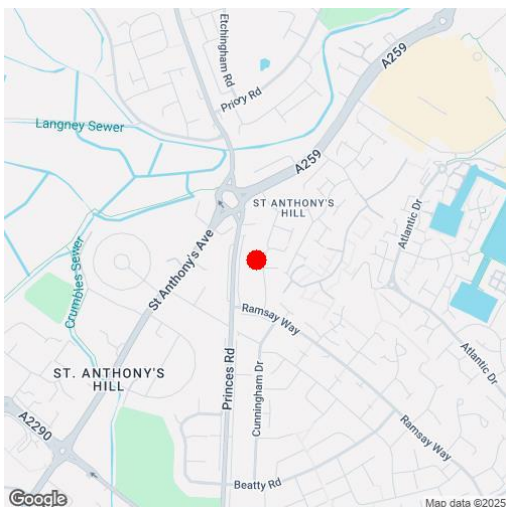
Price £325,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An extended four bedroom house occupying a favoured location within a quarter mile of the seafront in the Langney Point area of Eastbourne, forming part of a terrace of similar properties and providing deceptively spacious accommodation. The ground floor includes a 19' sitting room which opens into the 15' dining room extension. The garage has been converted into a fourth bedroom/third reception room and there is also a cloakroom/wc. The three first floor bedrooms are all double rooms and are served by a generous bathroom with both a bath and shower cubicle. The house is set within attractive gardens to the front and rear; the latter is principally paved for ease of maintenance with a greenhouse and side access. and enjoys a westerly aspect. Although the house would benefit from modernisation and redecoration, it does benefit from gas central heating and sealed unit double glazing and provides the basis for a very comfortable family home. Local shopping facilities are within a few hundred yards in Beatty Road whilst there area number of supermarkets in the immediate vicinity.





## At a Glance:

- Three/four bedrooms
- Two/three reception rooms
- Extended accommodation
- Gas central heating
- Sealed unit double glazing
- Off-road parking
- Westerly facing rear garden
- Favoured and convenient Langney Point location
- No onward chain

## Accommodation:

### PORCH

### CLOAKROOM / WC

### SITTING ROOM

19'8" (5.99m) x 10'8" (3.25m)

### OPEN PLAN TO:

### DINING ROOM

15'10" (4.83m) x 8'9" (2.67m)

### KITCHEN

13'0" (3.96m) x 7'0" (2.13m)

### BEDROOM 4 / THIRD RECEPTION ROOM

15'9" (4.8m) x 7'10" (2.39m)

### LANDING

### BEDROOM 1

14'0" (4.27m) x 10'9" (3.28m)

### BEDROOM 2

10'10" (3.3m) x 10'6" (3.2m)

### BEDROOM 3

10'9" (3.28m) x 9'4" (2.84m)

### BATHROOM

### OUTSIDE:

### OFF ROAD PARKING

### GARDENS TO FRONT & REAR

### COUNCIL TAX:

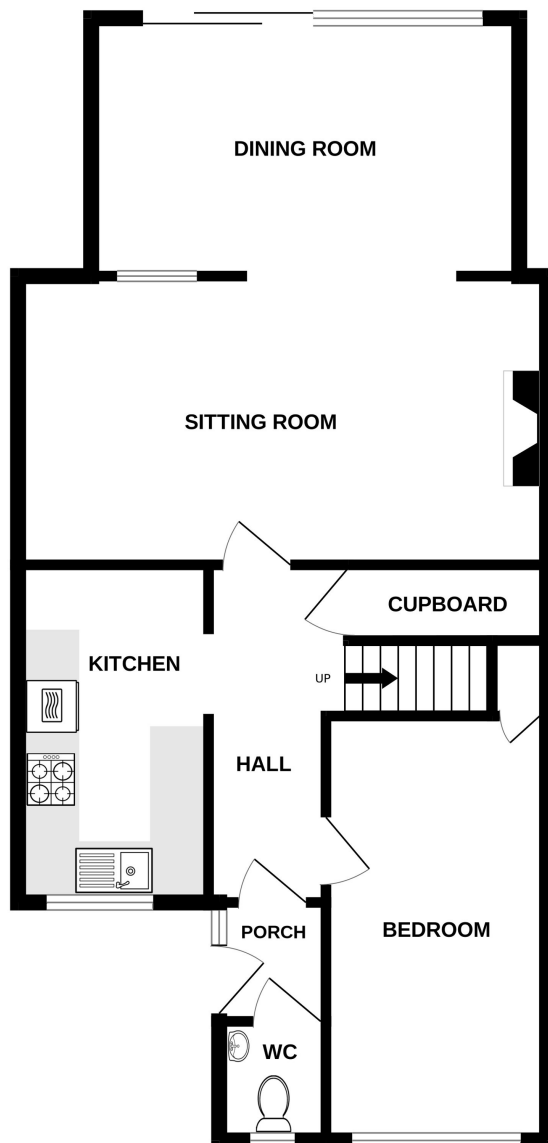
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### EPC:

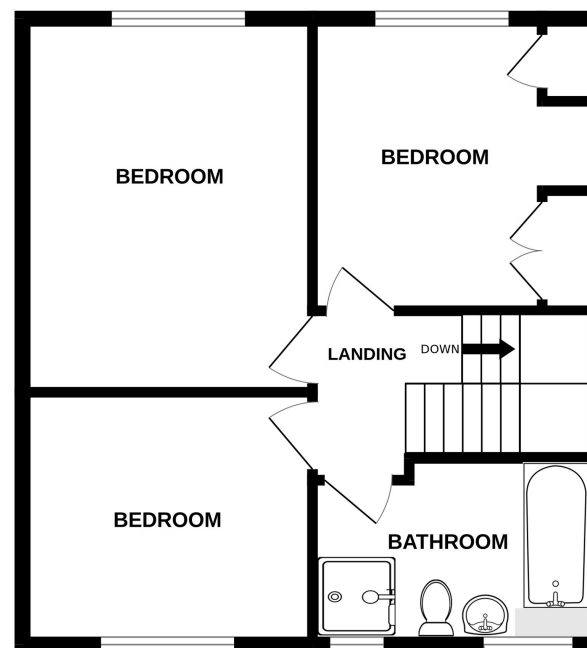
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GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



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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