TOWN PROPERTY

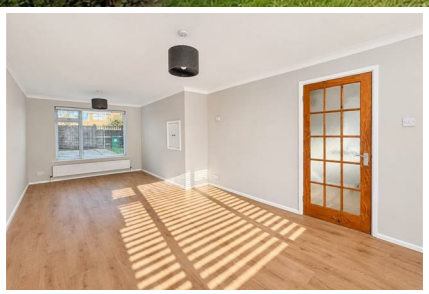
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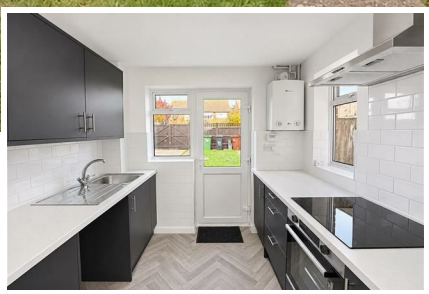
Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£310,000 - £320,000









64 Aylesbury Avenue, Eastbourne, BN23 6EJ

*** GUIDE PRICE £310,000 - £320,000 ***
An extremely well presented three bedroom semi detached house that is being sold CHAIN FREE and has undergone significant improvement by the current vendors. Enviably situated in Langney Point the house benefits from a refitted kitchen and bathroom, a double aspect lounge/dining room, new floor coverings throughout, double glazing and gas central heating. The enclosed rear garden is laid to lawn and there is a hardstanding that provides off road parking. Local shops, retail parks and the seafront are all within comfortable walking distance. An internal inspection comes highly recommended.

Freehold

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge/Dining Room
- New Kitchen & Bathroom
- Separate WC
- Hardstanding Providing Off Road Parking
- Garage In Nearby Block
- New Flooring Throughout
- Popular Langney Point Location
- CHAIN FREE

Entrance
Double glazed frosted glass door to-

Porch
Inner door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard. Double glazed window.

Lounge/Dining Room
23'7 x 11'4 (7.19m x 3.45m)
Two radiators. Wood effect flooring. Coved ceiling. Serving hatch. Double aspect with double glazed windows to front and rear aspect.

Kitchen
9'3 x 8'0 (2.82m x 2.44m)
Modern range of fitted wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wall mounted gas boiler. Double glazed windows to side and rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window.

Bedroom 1
13'9 x 9'9 (4.19m x 2.97m)
Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Double glazed window to front aspect.

Bedroom 2
9'6 x 8'11 (2.90m x 2.72m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3
8'7 x 7'8 (2.62m x 2.34m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Radiator. Tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Radiator. Double glazed window.

Outside
The enclosed rear garden is laid to lawn with a hardstanding that is accessed via double gates and provides off road parking.

Garage
Located in nearby block.

COUNCIL TAX BAND = C

EPC = C

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.