



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1 Reception 1 Bathroom

£340,000



## 42 Swinburne Avenue, Eastbourne, BN22 0PN

Occupying a generous corner plot, this well presented three bedroom semi detached home offers spacious, practical living with the added benefit of South Downs views. The property has been thoughtfully enhanced to create a superb extended kitchen/dining room the true heart of the home. This bright and sociable space is perfect for modern family life and entertaining, with ample room for dining and everyday living. The ground floor is further complemented by a convenient utility room/WC, adding valuable functionality. Upstairs, three bedrooms provide comfortable accommodation, ideal for families, professionals or those seeking additional home office space. Many rooms enjoy pleasant outlooks, with attractive views towards the South Downs adding to the appeal. Externally, the corner plot offers a sense of space and potential, with gardens wrapping around the property and scope for further landscaping if desired. A garage en bloc provides secure storage or parking and a driveway at the front of the property provides off road parking for additional convenience. Ideally situated with well regarded schools and excellent transport links close by, this property combines lifestyle, location and practicality making it an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

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## Main Features

- Extended Semi Detached House
- 3 Bedroom
- Lounge
- Kitchen/Dining Room
- Cloakroom/Utility Room
- Bathroom/WC
- Private Lawned Rear Garden
- Driveway & Garage in Nearby Block
- Wonderful Views Towards The South Downs
- Close to Local Shops, Schools and Transport Links

**Entrance**  
Front door to-

**Porch**  
Two double glazed windows. Inner door to-

**Hallway**  
Radiator. Stairs to first floor.

**Lounge**  
20'9 x 12'11 (6.32m x 3.94m )  
Radiator. Feature gas fire. Understairs cupboard. Double glazed window to front aspect.

**Cloakroom/Utility Room**  
7'9 x 5'6 (2.36m x 1.68m)  
Low level WC. Wash hand basin with mixer tap and vanity unit below. Worktop with cupboard below. Space and plumbing for washing machine. Wall mounted boiler. Frosted double glazed window.

**Kitchen/Dining Room**  
16'4 x 13'2 (4.98m x 4.01m)  
Range of fitted wall and base units, surrounding laminate worktops with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Undercounter wine fridge. Part tiled walls. Radiator. Two velux windows. Double glazed window to rear aspect. Double glazed patio doors to garden.

**Stairs from Ground to First Floor Landing**  
Airing cupboard. Loft access (not inspected).

**Bedroom 1**  
11'2 x 10'5 (3.40m x 3.18m)  
Radiator. Built in storage. Double glazed window to rear aspect with views towards South Downs.

**Bedroom 2**  
9'6 x 8'4 (2.90m x 2.54m)  
Radiator. Built in storage. Double glazed window to front aspect.

**Bedroom 3**  
7'9 x 6'2 (2.36m x 1.88m)  
Radiator. Built in storage. Double glazed windows to front and side aspect with views towards South Downs.

**Bathroom/WC**  
Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Frosted double glazed window.

**Outside**  
The private rear garden is mainly laid to lawn with an area of decking. There is a raised bed and log cabin. To the side of the property there is an area of patio and a shed.

**Parking**  
A driveway to the front of the property provides off road parking.

**Garage**  
Garage en bloc with up and over door.

**COUNCIL TAX BAND = C**

**EPC = C**

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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.