



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£330,000



26 Downs Avenue, Eastbourne, BN20 8TW

GUIDE PRICE £330,000 - £340,000

A chain free three bedroom semi detached house that has a wonderful two storey extension to the rear providing spacious and versatile living accommodation. Enviably situated in the popular Old Town area of Eastbourne with local schools and shops located nearby the house is in need of some modernisation but offers wonderful potential. The house benefits from an entrance porch, bay windowed lounge to the front, extended dining room to create an incredibly spacious dining room or two separate reception areas, a ground floor cloakroom and kitchen. The first floor comprises of a bath and shower room and three bedrooms, again having been extended to create a very large bedroom with access to a balcony that provides glorious far reaching views over Eastbourne. The rear garden is a real labour of love and is laid to patio with numerous flower beds, mature trees and shrubs and to the front of the property there is off road parking. An internal inspection comes highly recommended.

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Main Features

Entrance

Front door to-

Porch

Tiled flooring. Frosted double glazed windows. Inner door to-

Hallway

Radiator. Stairs to first floor. Understairs cupboard.

Ground Floor Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

Lounge

12'10 x 10'10 (3.91m x 3.30m)

Radiator. Coved ceiling. Stone fireplace and surround. Wall lights. Double glazed bay window to front aspect.

Extended Dining Room

12'2 x 10'9 / 16'8 x 7'11 (3.71m x 3.28m / 5.08m x 2.41m)

Two radiators. Stone fireplace and surround. Coved ceiling. Fitted banquette seating with storage underneath. Triple aspect with double glazed windows to both sides and rear aspects.

Kitchen

13'0 x 6'11 (3.96m x 2.11m)

Wall and base units, worktop with inset twin bowl sink unit and mixer tap. Space for cooker. Extractor hood. Breakfast bar. Space and plumbing for washing machine. Space for upright fridge freezer. Tiled floor. Part tiled walls. Double glazed window to side aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

10'6 x 10'3 / 10'10 x 8'6 (3.20m x 3.12m / 3.30m x 2.59m)

Extended room with fitted wardrobes, overhead storage and chest of drawers. Two radiators. Coved ceiling. Wall lights. Triple aspect with double glazed windows to side and front aspects. Door to balcony with stunning far reaching views over Eastbourne.

Bedroom 2

13'5 x 10'10 (4.09m x 3.30m)

Radiator. Coved ceiling. Fitted wardrobes. Double glazed bay window to front aspect.

Bedroom 3

Radiator. Coved ceiling. Double glazed bay window to front aspect.

Bathroom

Coloured suite comprising of panelled bath with mixer tap and separate shower cubicle. Pedestal wash hand basin. Tiled walls. Radiator. Frosted double glazed window.

Outside

The enclosed rear garden provides a high level of seclusion, patio pathways walk through brick and stone flower beds well stocked with mature trees and shrubs. To the bottom of the garden is a further patio seating area with a wooden shed. There is an outside tap and gated side access.

Parking

A stone driveway provides off road parking.

COUNCIL TAX BAND = C

EPC = D

- Extended Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Bay Windowed Lounge
- Extended Dining Room
- Kitchen
- Bath & Shower Room
- Secluded Rear Garden
- Driveway
- CHAIN FREE