



Park Avenue, Eastbourne BN21 2XS

fox & sons

welcome to

Park Avenue, Eastbourne

*****GUIDE PRICE £500,000-£525,000*****

A beautifully extended three-bedroom semi-detached family home, positioned in the ever-desirable Little Ratton area of Eastbourne. Comprising a wonderfully extended 35' kitchen/dining/family room, opening onto the landscaped rear garden in excess of 100ft.



Entrance Hall

Composite door to the side aspect. Under stairs cupboard. Radiator. Double glazed window to the side aspect.

Sitting Room

14' 5" into recess x 12' 8" into bay (4.39m into recess x 3.86m into bay)
Double glazed bay window to the front aspect.
Bespoke shutters. Fire place. Radiators.

Office / Dining room

14' 5" max x 11' 1" (4.39m max x 3.38m)
Double glazed window to the side aspect. Radiators.

Kitchen / Family / Dining Room

35' 11" max x 14' 2" max (10.95m max x 4.32m max)
A range of wall and base units with quartz and granite work tops over incorporating a stainless steel sink and drainer unit. Space for a range cooker.
Generous island with power. Under floor heating.
Integral dish washer and washing machine. Double glazed window to the side and rear aspect. Skylight.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin. Heated towel rail.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Velux skylight.

Bedroom 1

14' 5" into recess x 13' 4" into bay (4.39m into recess x 4.06m into bay)
Double glazed bay window to the front aspect.
Bespoke shutters. Fitted wardrobes. Radiator.

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m)
Double glazed window to the side and rear aspect.
Radiator.

Bedroom 3

10' max x 13' max (3.05m max x 3.96m max)
Double glazed window to the rear aspect. Radiators.
Fitted wardrobe housing boiler.

Shower Room

Comprising an over head rainfall shower attachment.
Low level W.C. Wash hand basin. Heated towel rail.
Under floor heating. Double glazed window to the side aspect.

Workshop

Power and lighting.

Cabin

Power points.

Rear Garden

Patio adjoining property. Lawned areas. Trees and shrubs. Raised beds. Side access. Outside tap.

Studio

Double glazed window and French doors to the side aspect. Power. Electric radiator. Fully insulated.

Parking

Block paved parking for multiple vehicles.



Total floor area 158.6 m² (1,707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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Park Avenue, Eastbourne

- ***GUIDE PRICE £500,000-£525,000***
- THREE BEDROOM SEMI DETACHED EXTENDED FAMILY HOME
- THREE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£500,000 - £525,000



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Property Ref:

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Please note the marker reflects the postcode not the actual property



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk