TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£320,000 - £340,000

26 Downs Avenue, Eastbourne, BN20 8TW

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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

- 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

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

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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.