

4, AVERIL GARDENS PARK AVENUE
EASTBOURNE EAST SUSSEX BN21 2XG

PRICE £850,000 FREEHOLD

est. 1978

Taylor Engley

BEYOND THE ORDINARY - A BESPOKE RESIDENCE DESIGNED FOR EXCEPTIONAL LIVING. An exceptional four bedroom residence, comprehensively transformed from its structural framework into a sophisticated contemporary home of outstanding quality and individuality. Meticulously reimagined with an uncompromising approach to design, craftmanship and functionality, the property showcases an impressive combination of newly installed infrastructure, bespoke interiors, premium international materials, intelligent home technology and beautifully considered outdoor living. At its heart lies an individually commissioned designer kitchen, complemented by elegant living spaces, luxurious bathrooms, beautifully appointed bedrooms and exceptional bespoke storage throughout. Expansive aluminium framed glazing and bi-folding doors create a seamless visual connection with the landscaped garden, while carefully layering architectural lighting enhances the atmosphere throughout the home. A particularly attractive feature is the versatile additional suite, complete with its own independent entrance and WC, offering considerable flexibility for professional, creative or personal use.

The electrical installations throughout this semi detached residence have been completely renewed, as have the gas installations (gas fired central heating) and the plumbing and associated infrastructure.

GROUND FLOOR

HALLWAY

CLOAKROOM/WC

OPENPLAN KITCHEN/LIVING ROOM 22'3" x 20'11" (6.78m x 6.38m)

UTILITY ROOM 11'6" x 5'3" (3.51m x 1.60m)

FOURTH BEDROOM

EN-SUITE WC & WASHBASIN

FIRST FLOOR

BEDROOM ONE 17'11" x 11'7" (5.46m x 3.53m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 14'8" x 9'3" (4.47m x 2.82m)

BEDROOM THREE 11'4" x 8'7" (3.45m x 2.62m)

BATHROOM

DRIVEWAY

LANDSCAPED GARDEN

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band E.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.































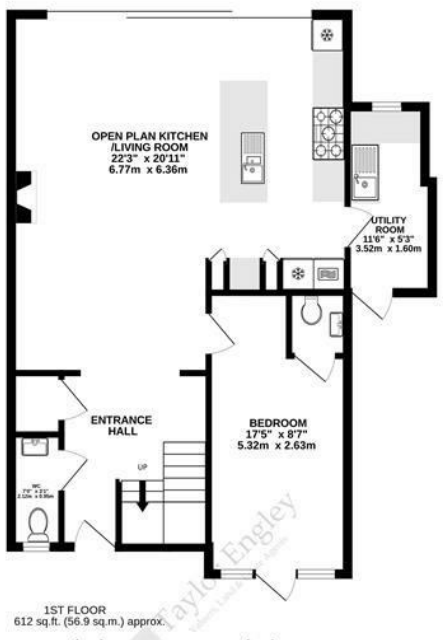




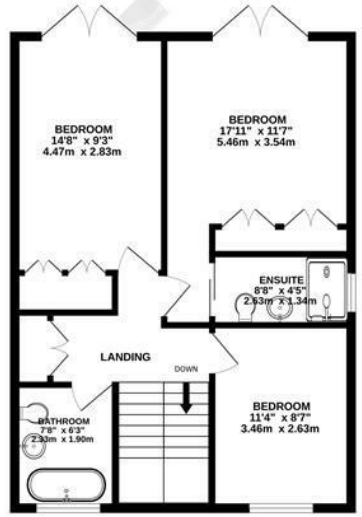




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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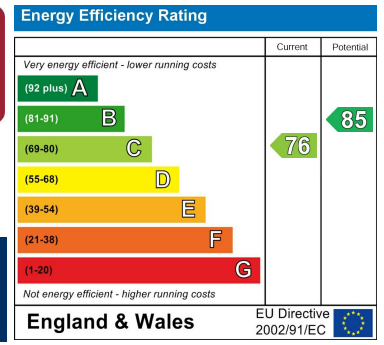
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PROTECTED

The Property Ombudsman



OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm Saturdays

These particulars are issued on the strict understanding that ALL negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness.