



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £325,000



### 56 Avard Crescent, Eastbourne, BN20 8UB

Located in the highly sought after Old Town area, this immaculate three bedroom home offers stylish and well appointed accommodation, ideal for modern family living. Beautifully maintained throughout, the property features an entrance porch leading into a welcoming hallway, a bright and comfortable sitting room, and a contemporary fitted kitchen/dining room designed with both practicality and entertaining in mind. Additional benefits include double glazing and gas central heating, ensuring comfort all year round. Upstairs, there are three well proportioned bedrooms and a modern family bathroom, all presented to an excellent standard. Externally, the property boasts a double brick laid driveway to the front, providing ample off road parking, and a landscaped, low maintenance rear garden. A versatile outbuilding, currently used as a home office, adds further appeal. Situated in Old Town, an area renowned for its excellent schools, convenient bus routes and strong community feel, this is a fantastic opportunity to acquire a turnkey home in a very popular location.

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|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Main Features</b>                                                                                      | <b>Entrance</b><br>Double glazed front door. Double glazed windows to front & side aspects.                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"><li>Immaculate 3 Bedroom Family Home In Sought After Old Town</li></ul> | <b>Hallway</b><br>Radiator.                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"><li>Welcoming Entrance Porch &amp; Hallway</li></ul>                    | <b>Lounge</b><br>13'4 x 11'10 (4.06m x 3.61m )<br>Radiator. Double glazed window to front aspect.                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>Bright &amp; Comfortable Spacious Lounge</li></ul>                  | <b>Fitted Kitchen/Dining Room</b><br>15'4 x 10'7 (4.67m x 3.23m )<br>Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob. Extractor cooker hood. 'Eye' level electric oven. Integrated fridge/freezer, dishwasher and washer/dryer. Boiler. Radiator. Double glazed window to rear aspect. Double glazed door to rear garden. |
| <ul style="list-style-type: none"><li>Contemporary Fitted Kitchen/Dining Room</li></ul>                   | <b>Stairs from Ground to First Floor Landing:</b><br>Cupboard. Loft access with ladder (not inspected). Double glazed window to rear aspect.                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"><li>Modern Family Bathroom &amp; Well Proportioned Bedrooms</li></ul>   | <b>Bedroom 1</b><br>12'0 x 11'7 (3.66m x 3.53m )<br>Radiator. Double glazed window to front aspect.                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>Double Glazing &amp; Gas Central Heating</li></ul>                  | <b>Bedroom 2</b><br>13'7 x 9'3 (4.14m x 2.82m )<br>Radiator. Double glazed window to front aspect.                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"><li>Landscaped Low Maintenance Rear Garden</li></ul>                    | <b>Bedroom 3</b><br>10'6 x 7'5 (3.20m x 2.26m)<br>Radiator. Double glazed window to rear aspect.                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>Versatile Outbuilding Currently Used As A Home Office</li></ul>     | <b>Modern Bathroom/WC</b><br>Suite comprising panelled bath with central chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit within set wash hand basin, mixer tap and cupboard below. Extractor fan. Heated towel rail. Frosted double glazed window.                                                                                                              |
| <ul style="list-style-type: none"><li>Double Brick Laid Driveway</li></ul>                                | <b>Outside</b><br>Landscaped rear garden laid to artificial lawn and patio with side access and fenced boundaries.                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"><li>Stylish &amp; Beautifully Maintained Throughout</li></ul>           | <b>Outbuilding</b><br>9'2 x 8'0 (2.79m x 2.44m)<br>Brick construction. Wall & base units. Worktop. Plumbing available. Double glazed window to rear aspect.                                                                                                                                                                                                                                |
|                                                                                                           | <b>Parking</b><br>Brick laid double driveway.                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                           | <b>Council Tax Band = B</b>                                                                                                                                                                                                                                                                                                                                                                |

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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.