



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£350,000 - £360,000



3 Bedroom



2 Reception



1 Bathroom



157 Astaire Avenue, Eastbourne, BN22 8UU

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Situated in the highly sought after Roselands area of Eastbourne, this immaculately presented three bedroom bay fronted semi detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Beautifully maintained throughout, the property features a welcoming lounge with attractive bay window, a separate dining room perfect for entertaining, a well-appointed kitchen and a bright conservatory overlooking the rear garden. Upstairs, the family bathroom is fitted with both a bath and a separate shower, providing practicality and comfort for modern family living. Externally, the property benefits from a block paved driveway providing off road parking, while to the rear is a large, private garden offering an excellent space for relaxation, outdoor dining and family enjoyment. Ideally located within the catchment area for highly regarded schools, the property also enjoys convenient access to local transport links, Eastbourne's picturesque seafront, an excellent selection of shops, and a variety of cafés, bars and restaurants. An exceptional family home in a popular residential location, viewing is highly recommended.



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Eastbourne, BN22 8UU

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Main Features

- Beautifully Presented Semi Detached House Located In The Popular Roselands
- 3 Bedrooms
- Bay Windowed Lounge
- Dining Room
- Fitted Kitchen
- Double Glazed Conservatory
- Modern Bathroom/WC
- Double Glazing
- Patio, Lawned & Decked Split Level Rear Garden
- Off Road Parking

Covered Entrance

Entrance door to -

Hallway

Radiator. Understairs storage. Additional cupboard. Obscured glass windows to front aspect.

Bay Windowed Lounge

14'10 x 10'9 (4.52m x 3.28m)
Radiator. Double glazed bay window.

Dining Room

13'9 x 10'4 (4.19m x 3.15m)
Radiator. Window and door to -

Double Glazed Conservatory

16'5 x 7'1 (5.00m x 2.16m)
Double glazed windows and bi-fold door to rear garden. Polycarbonate roof.

Fitted Kitchen

10'3 x 7'3 (3.12m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in gas hob with grill and oven under. Stainless steel splash backs. Radiator. Double glazed window to side aspect. Window and door to conservatory.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

13'9 x 10'2 (4.19m x 3.10m)
Radiator. Mirrored fitted wardrobe. Double glazed window to front aspect.

Bedroom 2

15'4 x 8'8 (4.67m x 2.64m)
Radiator. Range of fitted furniture. Double glazed window to rear aspect.

Bedroom 3

9'11 x 7'5 (3.02m x 2.26m)
Radiator. Cupboard housing water cylinder. Double glazed window to rear aspect.

Modern Bath & Shower Room

Modern suite comprising bath with mixer tap. Shower cubicle with rainwater shower head. Low level WC. Wash hand basin set in vanity unit with mixer tap and drawer under. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside

Rear Garden: Large split level rear garden laid to patio, decking and lawn with a shed.

Front Garden: Borders with mature shrubs and off road parking.

Parking

Block paved driveway.

Council Tax Band = D

EPC = D