



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£299,950



20 Upper Avenue, Eastbourne, BN21 3XJ

A well proportioned three bedroom end of terrace house enviably situated in Upperton within comfortable walking distance of the Town Centre and mainline railway station. Being offered chain free the house benefits from a through lounge/dining room, ground floor cloakroom and fitted kitchen. The first floor comprises of three bedrooms and a refitted bathroom. The rear garden is laid to lawn and patio and there is a garage as well as additional parking. With double glazing and electric radiators an internal inspection comes highly recommended.

**20 Upper Avenue,
Eastbourne, BN21 3XJ**

£299,950

Main Features

- End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Allocated Parking
- Garage

Entrance

Front door to-

Hallway

Coved ceiling. Wood effect flooring. Door to-

Cloakroom

Low level WC. Wash hand basin with cupboard below. Coved ceiling. Frosted double glazed window.

Lounge/Dining Room

16'5 x 12'9 / 9'7 x 7'7 (5.00m x 3.89m / 2.92m x 2.31m)

Two radiators. Coved ceiling. Stairs to first floor. Serving hatch. Double glazed window to front aspect. Double glazed french doors to garden.

Kitchen

9'7 x 7'6 (2.92m x 2.29m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Larder cupboard. Double glazed window. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Airing cupboard housing hot water cylinder. Double glazed window to side aspect.

Bedroom 1

12'10 x 8'8 (3.91m x 2.64m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2

9'9 x 8'4 (2.97m x 2.54m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

6'11 x 6'10 (2.11m x 2.08m)

Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to lawn and patio with mature trees and shrubs.

Garage

Up and over door.

Parking

There are two parking spaces to the rear of the property.

COUNCIL TAX BAND = D

EPC = E