



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £299,950



## 81 Avondale Road, Eastbourne, BN22 8JU

A well proportioned and well presented 3 bedroom terraced house enviably situated opposite playing fields and benefitting from wonderful views from the first floor. Located in Seaside the house benefits from a through lounge/dining room, downstairs cloakroom and fitted kitchen. The first floor comprises of three double bedrooms and a modern bathroom as well as a loft that is used as an occasional office. Local shops and Eastbourne's Seafont are nearby. An internal inspection comes highly recommended.

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## Main Features

- Terraced House
- 3 Double Bedrooms
- Dining Room
- Lounge
- Kitchen
- Modern Bathroom/WC
- Landscaped Rear Garden
- Close to Local Shops, Seafront & Transport Links

**Entrance**  
Front door to-

**Hallway**  
Radiator. Picture rail. Wood effect laminate flooring. Stairs to first floor. Understairs study/office area.

**Ground Floor Cloakroom**  
Low level WC with concealed cistern. Wash hand basin with mixer tap. Radiator. Wood effect laminate flooring. Frosted double glazed window.

**Dining Room**  
11'7 x 11'3 (3.53m x 3.43m )  
Radiator. Feature fireplace with tiled surround and hearth. Picture rail. Double glazed bay window to front aspect. Opening to-

**Lounge**  
12'1 x 11'1 (3.68m x 3.38m)  
Radiator. Picture rail. Feature fireplace with tiled surround and hearth. Double glazed patio door to garden.

**Kitchen**  
8'4 x 7'3 (2.54m x 2.21m)  
Fitted range of white high gloss wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset four ring gas hob with extractor above. Electric oven. Space and plumbing for washing machine. Integrated dishwasher. Space for upright fridge freezer. Part tiled walls. Wood effect laminate flooring. Double glazed window to rear aspect.

**Stairs from Ground to First Floor Landing**  
Airing cupboard with radiator and fixed shelving. Loft hatch to loft room which has two velux windows, radiator and light and power.

**Bedroom 1**  
13'2 x 10'0 (4.01m x 3.05m )  
Radiator. Built in wardrobes. Picture rail. Double glazed bay window to front aspect with wonderful views.

**Bedroom 2**  
10'8 x 9'4 (3.25m x 2.84m)  
Radiator. Picture rail. Built in wardrobes. Double glazed window to rear aspect.

**Bedroom 3**  
9'6 x 8'3 (2.90m x 2.51m)  
Radiator. Picture rail. Double glazed window to front aspect with wonderful views over playing fields.

**Bathroom/WC**  
Modern white suite comprising of panelled bath with shower over and fitted shower screen. Low level WC with concealed cistern and built in vanity cupboard. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

**Outside**  
The rear garden is laid to lawn and decking with a patio walkway to the large wooden outbuilding at the rear that has light and power. There is gated side access.

**COUNCIL TAX BAND = B**

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