



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Avondale Road, Eastbourne, BN22

Freehold | House - Terraced | 3 Bedrooms

A 3 bedroom mid terraced house that is offered to the market with no onward and considered to be perfectly located in the Seaside area of Eastbourne. The home has high ceilings, open plan reception rooms as well as a low maintenance rear garden. Within walking distance of the property are recreation park, schools, shops and bus routes. Eastbourne's train station is less than 1 mile away.

**FOR SALE**  
**FREEHOLD**  
**£265,000**

### **Entrance Hall**

The double glazed uPVC door opens into the hall which has wooden block flooring, radiator and pendant lights.

### **Reception Rooms**

The two original rooms have been opened up to offer a dual aspect space, with bay window to the front and another window looking out to the rear garden. Wall lights, radiators, powerpoints and carpet.

### **Lounge 14'9" x 11'6" into bay (4.52 x 3.51 into bay)**

### **Dining Area 12'0" x 8'10" (3.68 x 2.7)**

### **Kitchen 15'0" x 9'10" (4.59 x 3)**

Fitted with a range of wall and floor units that allows space for cooker, fridge freezer and washing machine. Tiled worktop with sink and mixer tap set beneath window overlooking the rear garden. Under stairs storage cupboard, stone flooring and door to garden.

### **Landing**

Airing cupboard, carpet, loft hatch, ceiling light and radiator.

### **Bedroom Three 9'11" x 8'9" maximum of (3.04 x 2.69 maximum of)**

Double glazed window overlooking the rear garden, radiator, carpet, ceiling light and powerpoints.

### **Bathroom 7'11" x 4'10" (2.42 x 1.48)**

Fitted with a white suite comprising of pedestal basin, toilet and bath that has a thermostatic shower over. Fully tiled walls and floor. Chrome ladder radiator, mirrored wall cabinet and two double glazed windows with obscured glass.

### **Bedroom Two 12'2" x 8'9" (3.71 x 2.67)**

Laminate flooring, double glazed window, picture rail, radiator, powerpoints and ceiling light.

### **Bedroom One 14'11" x 12'4" (4.55 x 3.76)**

Two double glazed windows to the front aspect, carpet, radiator, powerpoints and ceiling light.

### **Rear Garden**

Paved and concrete low maintenance rear garden that is bordered with wooden fencing and a gate that leads to access way.

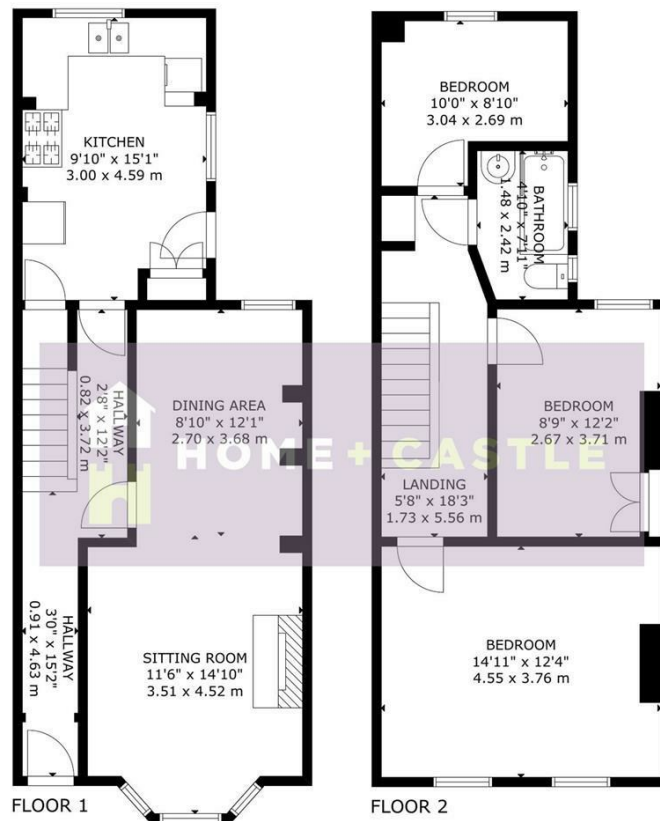
### **Additional Information**

EPC Rating: C

Council Tax Band: B

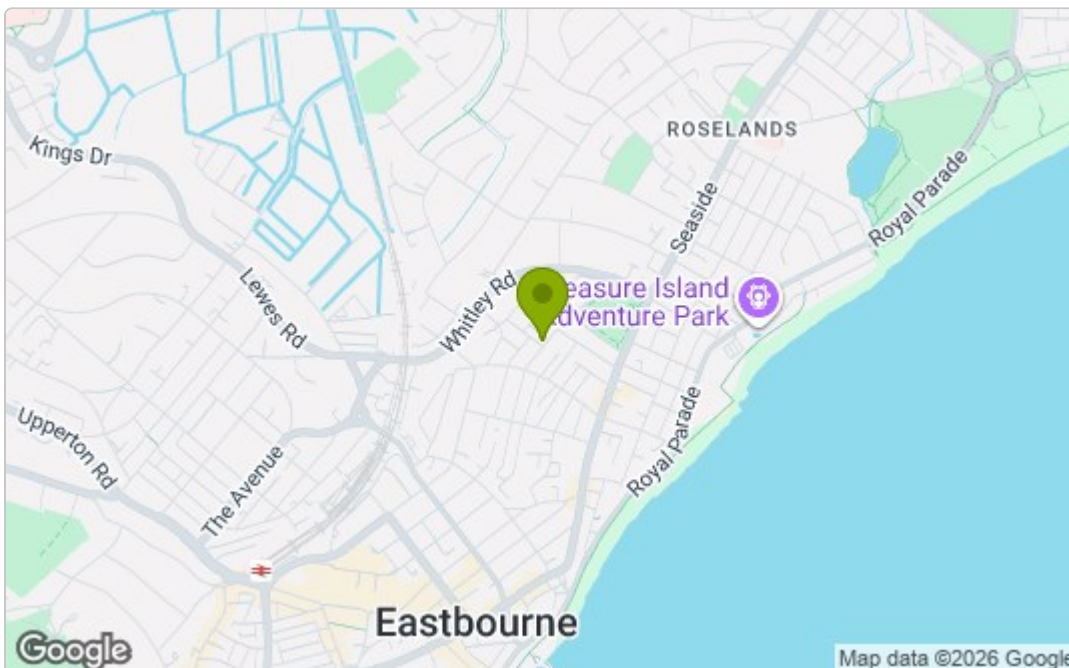
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

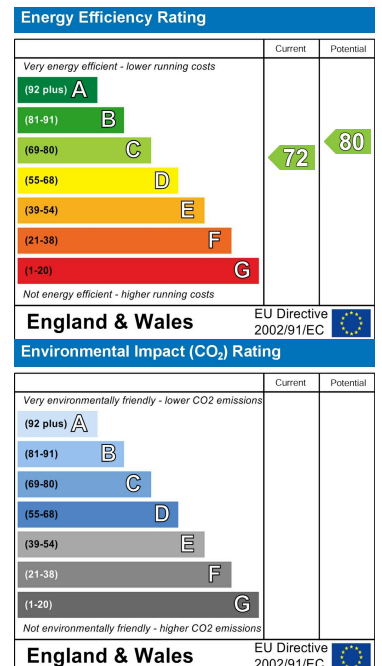


GROSS INTERNAL AREA  
 TOTAL: 99 m<sup>2</sup>/1,065 sq ft  
 FLOOR 1: 50 m<sup>2</sup>/538 sq ft, FLOOR 2: 49 m<sup>2</sup>/527 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.