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Taylor Engley

1 Averil Gardens Park Avenue, Eastbourne, East Sussex, BN21 2XG
Asking Price £650,000 Freehold

Taylor Engley are delighted to offer to the market this well presented FOUR BEDROOMED DETACHED HOME, located in the favoured Little Ratton area of Eastbourne. This spacious home is considered to be in very good decorative order and provides ideal family accommodation with the benefit of gas fired central heating and double glazed windows. Features include sitting room open plan to dining room, study, fitted kitchen, principal bedroom with en-suite, 18'2 max x 14'9 max garage, driveway parking and a rear garden with southerly aspect. the property is offered to the market chain free.

The property occupies a convenient location within the favoured Little Ratton area being within walking distance of Ratton Secondary School, bus services, the scenic Hampden Park, Sussex Downs College and Eastbourne District General Hospital. Eastbourne's town centre which offers a comprehensive range of Shopping facilities and mainline railway station is approximately two miles distant.

*** FAVOURED LITTLE RATTON AREA * SPACIOUS WELL PRESENTED FOUR BEDROOMED HOME * SITTING ROOM OPEN PLAN TO DINING ROOM * STUDY * FITTED KITCHEN * UTILITY ROOM * CLOAKROOM * FOUR BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * 18'2 x 14'9 GARAGE AND DRIVEWAY PARKING * REAR GARDEN ENJOYNG A SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE ***

The accommodation
Comprises:

Front door opening to:

Entrance Hall
Spacious entrance hall, two radiators, under stairs storage cupboard with light.

Cloakroom
Low level wc, wash hand basin set into cabinet, radiator, tiled walls, tiled floor, window to side.

Sitting Room
25'10 max x 12'11 max (7.87m max x 3.94m max)
(25'10 max x 12'11 max reducing to 9'6)
Stone fireplace with fitted living flame gas fire, two radiators, window to rear and patio door opening to rear garden, connecting door to entrance hall and wide opening to:

Dining Room
10'11 x 7'10 (3.33m x 2.39m)
Radiator, connecting door to entrance hall.

Study
8'8 x 6'11 (2.64m x 2.11m)
Radiator, outlook to front.

Kitchen
10'10 max x 9'10 max (3.30m max x 3.00m max)
(maximum measurements include depth of fitted units)
Range of base, wall mounted cupboards with under cupboard lighting, quartz worktop with tiled splash back and inset one and a half bowl single drainer sink unit, eye level oven with cupboard above and below, four burner gas hob with extractor fan over, space for fridge/freezer, matching storage cupboards one having pull out spice rack unit, fitted wine racks, chrome effect heated towel rail, downlighters, outlook to front.

Utility Room
8'8 max x 4'6 max (2.64m max x 1.37m max)
(maximum measurements include depth of fitted units)
Worktop with tiled splash back and inset one and half bowl sink unit, base unit, space and plumbing for washing machine, space for tumble dryer (no vent), personal door to garage.

Stairs rising from entrance hall, first floor landing to, window and radiator to half landing.

First Floor Landing
Linen cupboard, loft hatch to roof space with fitted loft ladder and light.

Bedroom 1
15'11 max x 12'10 max (4.85m max x 3.91m max)
Range of bedroom furniture comprises, two fitted double wardrobe cupboards, dressing table, drawer units, and bedside cabinets, radiator, outlook to rear.

En-Suite Shower Room
Shower cubicle, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, shaver point, window to side.

Bedroom 2
12'11 x 10'5 (3.94m x 3.18m)
(10'5 plus door recess)
Two double built- in wardrobe cupboards, radiator, outlook to rear.

Bedroom 3
10'10 x 9'11 (3.30m x 3.02m)
(9'11 extending to 15'2 max into door recess)
Double built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 4
9'10 x 8'9 (3.00m x 2.67m)
(9'10 plus door recess)
Double built-in wardrobe cupboard, radiator, outlook to front.

Family Bathroom
Bath with mixer tap and shower over, shower screen, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, tiled floor, shaver point, downlighters, window to front.

Garage
18'2 max x 14'9 max (5.54m max x 4.50m max)
(maximum measurements include depth of internal pillars, fittings and structures)
Range of fitted base units and wall mounted cupboards, consumer unit, electric and gas meters, Potterton floor based gas fired boiler, electrically operated door to front, personal doors to rear and utility room.

Driveway Parking
Block paved driveway parking area to front of garage.

Front Garden
Lawned areas and borders with some shrubs.

Rear Garden
Enjoying a southerly aspect, patio area to the immediate rear of the property, lawned area flanked by well stocked borders with established trees and shrubs, outside light, outside tap, gate to side.

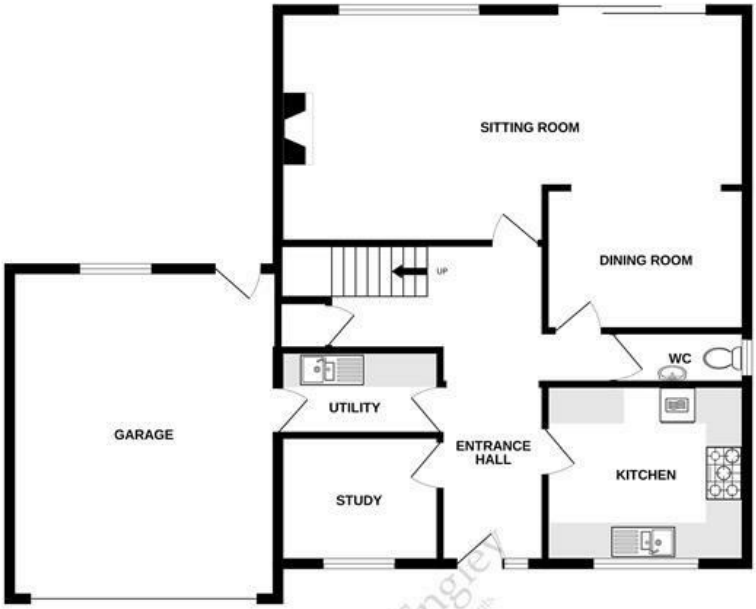
COUNCIL TAX BAND:
Council Tax Band - ' F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

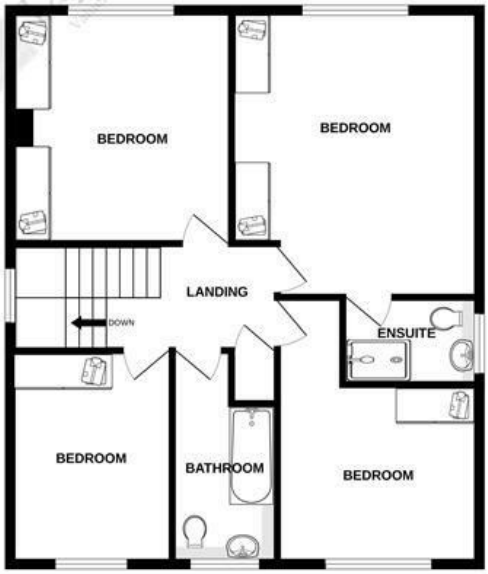
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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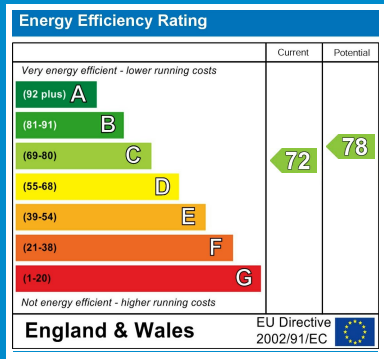

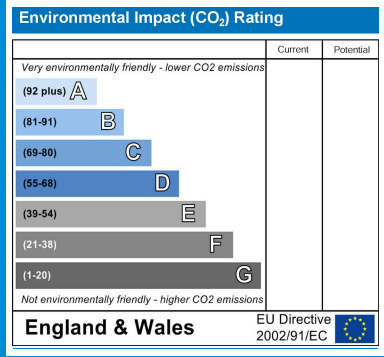

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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