



Coniston Avenue, Eastbourne BN22 0AQ



welcome to

Coniston Avenue, Eastbourne

A beautifully presented three-bedroom detached home with an additional office/den, ideally situated in the highly sought-after Lower Willingdon area. This stunning property benefits from a range of upgraded features from when it was built and must be viewed to be fully appreciated.



Entrance Hall

Double glazed window and door to the front aspect. Radiator.

Lounge

17' 9" x 10' 3" (5.41m x 3.12m)

Double glazed window to the front aspect. Double glazed French doors to the rear aspect. Radiator.

Kitchen / Breakfast Area

17' 9" x 10' 3" (5.41m x 3.12m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Integral dish washer. Radiators. Double glazed window to the front and rear aspect. Additional storage units have been added over and above the standard specification for this home.

Utility Room

A range of wall and base units with work top over. Integral washing machine. Radiator. Double glazed door to the rear aspect. Additional storage units have been added over and above the standard specification for this home.

Cloakroom

Comprising a low level W.C. Wash hand basin. Extractor fan. Radiator.

First Floor Landing

Double glazed window to the rear aspect. Loft access. Cupboard. Radiator.

Bedroom 1

12' 3" plus wardrobe x 13' 2" into recess (3.73m plus wardrobe x 4.01m into recess)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

En - Suite

Comprising of a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Shaver point. Double glazed window to the front aspect.

Bedroom 2

11' 2" x 9' 7" (3.40m x 2.92m)

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

Bedroom 3

9' 1" max x 7' 4" max (2.77m max x 2.24m max)

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

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Rear Garden

Patio area leading to lawned area. Outside power point. Gate to the front aspect. Outside tap. Door to the garage. Log stone. Outside lighting, double power point and outside tap above standard specifications.

Garage / Home Office

Up and over door. Power and lighting. The rear of the garage is currently being used as a home office.



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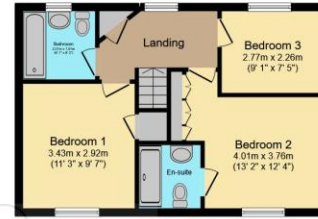
- DETACHED FAMILY HOME
- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- REMAINING NHBC GUARANTEE
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B
Council Tax Band: D

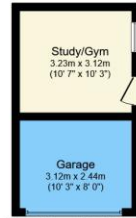
£415,000



Ground Floor



First Floor



Outbuilding

Total floor area 107.0 m² (1,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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