

60 Park Avenue,
Eastbourne, BN21 2XS

Freehold
Guide Price
£500,000 - £525,000



3 Bedroom 3 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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*** GUIDE PRICE £500,000 - £525,000 ***

Enviably located on a level plot in Little Ratton, this attractive semi detached house has three double bedrooms and has been skilfully extended on the ground floor. It's impressive living accommodation features an exceptional kitchen/dining/family room that opens onto the landscaped rear garden. In addition, there is a bay fronted sitting room with fitted shutters and a wood burner (not included) and fitted shutters are also a feature of bedroom 1. Further accommodation includes a dining room/office, cloakroom and a shower room/wc with a useful laundry/boiler room accessed from the landing and bedroom 3. The rear garden extends in excess of 100' in length and includes a garden room and two sheds. Off street parking for two vehicles is arranged to the front. With nearby schools and Hampden Park Playing fields within close walking distance, numerous other amenities including shops and bus services into town can also be found close by.

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Main Features

- Semi Detached House
- 3 Double Bedrooms
- Cloakroom
- Sitting Room
- Dining Room/Office
- Kitchen/Dining/Family Room
- Shower Room/WC
- Landscaped Rear Gardens
- Off Road Parking

Entrance
Frosted double glazed door to side with adjacent double glazed window.

Entrance Hallway
Understairs cupboard. Wood laminate flooring.

Sitting Room
14'1 x 11'0 (4.29m x 3.35m)
Radiator. Fireplace with ornate surround, mantel above and inset woodburner (not included). Carpet. Double glazed window to front aspect with fitted shutters.

Dining Room/Office
14'3 x 11'0 (4.34m x 3.35m)
Radiator. Wood laminate flooring. Double glazed window to side aspect. Access to-

Cloakroom
Low level WC. Pedestal wash hand basin. Tiled flooring. Radiator. Double glazed window to side aspect.

Kitchen/Dining/Family Room
27'1 x 14'4 x 12'11 x 6'7 (8.26m x 4.37m x 3.94m x 2.01m)
Range of units comprising of granite work surfaces with inset sink bowl and single drainer with upstands and cupboards and drawers under with integrated washing machine and space and plumbing for dishwasher. Space for range cooker (not including). Wall mounted units. Space for American style fridge freezer. Central peninsular with breakfast bar, storage under and Quartz top. Tiled flooring with under floor heating. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing:
Laundry cupboard. Access to loft (not inspected). Wood laminate flooring. Skylight.

Bedroom 1
13'6 x 11'2 (4.11m x 3.40m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2
11'0 x 10'10 (3.35m x 3.30m)
Radiator. Carpet. Double glazed windows to rear and side aspects.

Bedroom 3
12'6 x 7'10 (3.81m x 2.39m)
Radiator. Built in wardrobe including recessed desk/study area and laundry are including wall mounted gas boiler. Carpet. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring with electric under floor heating. Part tiled walls. Frosted double glazed window.

Outside
The rear garden extends in excess of 100' in length and is essentially level with areas of lawn, patio and planted borders. A garden cabin is a notable feature and further sheds are included.

Garden Cabin
13'04 x 12'54 (4.06m x 3.66m)
Wood laminate flooring. Double glazed window to side. Double glazed double doors and adjacent double glazed window.

Further Room (9'03 x 3'93)

Parking
Off street parking for two vehicles is arranged to the front.

Council Tax Band = C

EPC = C

