

3 Stuart Avenue,  
Eastbourne, BN21 1UR

Freehold  
Guide Price  
£680,000 - £700,000



3/4 Bedroom 3 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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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Favourably located in the heart of Old Town, this skilfully extended detached house provides excellent accommodation ideally suited for families. There are four bedrooms (bedroom 4 currently used as a dressing room) and three receptions with a superbly appointed kitchen/breakfast room with composite worktops and integrated appliances that has a partly vaulted ceiling and bi folds that open onto the landscaped rear garden. A notable feature of the property is the 31' x 14' approx. detached multi purpose garden cabin which incorporates a bar and WC. Further benefits include a cloakroom, shower room, utility and a family bathroom/wc. In addition, there is an attached store shed whilst ample off street parking is arranged to the front with parking for a number of vehicles. Schools serving all age groups can be found nearby and Albert Parade shops, East Sussex College Campus and the Eastbourne District General Hospital are all easily accessible. The Town Centre is approximately two miles distant. There are also plans to convert the loft space into a large master bedroom and en-suite.

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**Main Features**

- Extended Detached House
- Three/Four Bedrooms
- Three Reception Rooms
- Cloakroom
- Utility Room
- Shower Room & Bathroom/WC
- Landscaped Rear Garden
- Off Street Parking
- Garden Cabin/Games Room & Bar

**Entrance**

Frosted double glazed door to-

**Porch**

Frosted double glazed window and inner door to-

**Entrance Hallway**

Radiator. Luxury vinyl flooring. Double glazed window to side aspect.

**Cloakroom**

Low level WC. Wall mounted wash hand basin. Radiator. Luxury vinyl flooring. Frosted double glazed window.

**Study**

Radiator. Luxury vinyl flooring. Double glazed window to front aspect.

**Sitting Room**

Radiator. Feature electric fire with ornate surround and mantel above. Carpet. Double glazed window to front aspect.

**Garden/Dining Room**

Radiator. Luxury vinyl flooring. Double glazed window to rear aspect.

**Kitchen/Breakfast Room**

Range of stylish units comprising of central island with sink bowl and mixer tap inset into composite stone worksurfaces with cupboards and drawers under. Four ring induction hob and extractor with dishwasher under. Further units with refrigerator, drinks chiller and second dishwasher. Eye level oven and combination oven. Wall mounted units and understairs cupboard. Radiator. Luxury vinyl flooring. Vaulted ceiling.

**Utility Room**

Worksurfaces with space and plumbing under for washing machine and tumble dryer. Space for fridge freezer. Range of wall mounted units. Luxury vinyl flooring. Radiator. Double glazed door to front aspect. Door to-

**Shower Room**

Fully tiled shower cubicle with wall mounted shower. Radiator. Frosted double glazed window.

**Stairs from Ground to First Floor Landing**

Radiator. Airing cupboard. Access to loft with ladder (not inspected). Double glazed window to rear aspect.

**Bedroom 1**

Radiator. Built in wardrobe. Recess/alcove. Double glazed window to front aspect.

**Bedroom 2**

Radiator. Carpet. Double glazed window to rear aspect.

**Bedroom 4/Dressing Room**

Radiator. Carpet. Built in wardrobe. Double glazed window to side aspect.

**Bedroom 3**

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

**Bathroom/WC**

Panelled shower bath with mixer tap, wall mounted shower and shower screen. Wall mounted wash hand basin with mixer tap. Radiator. Tiled flooring and tiled walls. Frosted double glazed window.

**Outside**

There are secluded landscaped rear gardens which are laid to patio and lawn.

**Garden Cabin**

31'1 x 14'7 (9.47m x 4.45m)

This fantastic multi purpose space includes a bar area and WC and is fully insulated. It also has electric light, power supply and double glazed windows and doors.

EPC = D