TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£290,000 - £300,000

20 Upper Avenue, Eastbourne, BN21 3XJ

*** GUIDE PRICE £290,000 TO £300,000 ***
A well proportioned three bedroom end of terrace house enviably situated in Upperton within comfortable walking distance of the Town Centre and mainline railway station. Being offered chain free the house benefits from a through lounge/dining room, ground floor cloakroom and fitted kitchen. The first floor comprises of three bedrooms and a refitted bathroom. The rear garden is laid to lawn and patio and there is a garage as well as additional private parking for multiple vehicles. With double glazing and electric radiators an internal inspection comes highly recommended.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Allocated Parking
- Garage

Entrance
Front door to-

Hallway
Coved ceiling. Wood effect flooring. Door to-

Cloakroom
Low level WC. Wash hand basin with cupboard below. Coved ceiling. Frosted double glazed window.

Lounge/Dining Room
16'5 x 12'9 / 9'7 x 7'7 (5.00m x 3.89m / 2.92m x 2.31m)
Two radiators. Coved ceiling. Stairs to first floor. Serving hatch. Double glazed window to front aspect. Double glazed french doors to garden.

Kitchen
9'7 x 7'6 (2.92m x 2.29m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Larder cupboard. Double glazed window. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Airing cupboard housing hot water cylinder. Double glazed window to side aspect.

Bedroom 1
12'10 x 8'8 (3.91m x 2.64m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
9'9 x 8'4 (2.97m x 2.54m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3
6'11 x 6'10 (2.11m x 2.08m)
Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with mature trees and shrubs.

Garage
Up and over door.

Parking
There are two private parking spaces to the rear of the property.

COUNCIL TAX BAND = D

EPC = E

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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.