



Wilton Avenue, Eastbourne BN22 9HT

welcome to

Wilton Avenue, Eastbourne

*** GUIDE PRICE £250,000 - £270,000 ***

An immaculately presented three bedroom end of terraced family home located in this favoured residential area in Hampden Park.



Entrance Porch

Door to the front aspect. Double glazed window to the front and side aspect.

Entrance Hall

Radiator.

Lounge / Dining Room

15' max x 17' 6" max (4.57m max x 5.33m max)
Double glazed patio doors to the rear aspect. Under stairs cupboard. Radiator. New flooring throughout in 2024.

Kitchen

8' 2" x 7' 4" (2.49m x 2.24m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge / freezer and oven. Double glazed window to the front aspect.

First Floor Landing

Loft access.

Bedroom 1

12' 6" x 8' 8" into recess (3.81m x 2.64m into recess)

Bedroom 2

10' 7" x 7' 1" (3.23m x 2.16m)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

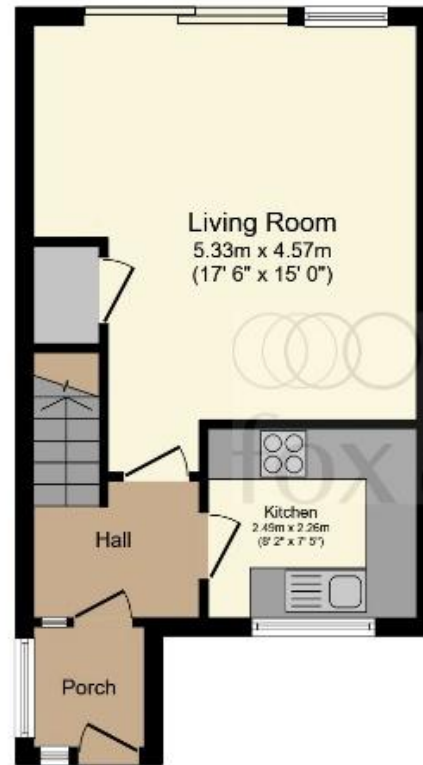
8' max x 7' 5" max (2.44m max x 2.26m max)
Double glazed window to the rear aspect.

Bathroom

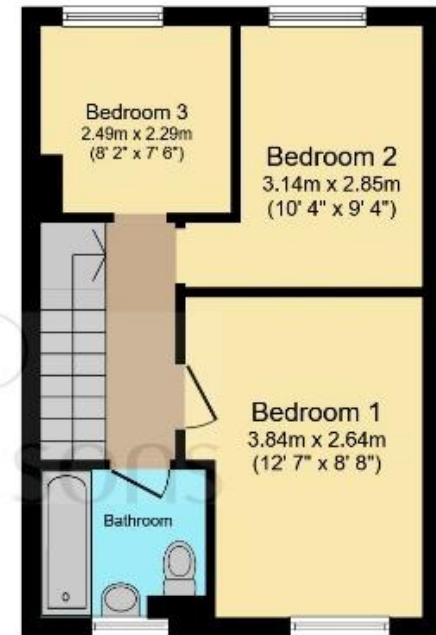
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the front aspect.

Rear Garden

Patio area adjoining the property with lawned area with garden path.



Ground Floor



First Floor

Total floor area 66.7 m² (718 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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Wilton Avenue, Eastbourne

- *** GUIDE PRICE £250,000 - £270,000 ***
- THREE BEDROOM END TERRACE HOUSE
- OPEN PLAN LIVING / DINING ROOM
- FRONT AND REAR GARDENS
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN121102 - 0002

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