



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£325,000



46 Avondale Road, Eastbourne, BN22 8JW

An immaculately presented three bedroom period terraced house combining attractive character features with a high specification modern finish throughout. The property is bay fronted and offers two separate reception rooms, a superb contemporary kitchen with smart integrated appliances and a useful utility room. Upstairs are three bedrooms, with the principal bedroom benefiting from an En-suite, alongside a family bathroom. To the rear is a sunny, courtyard style garden, providing a pleasant and low maintenance outdoor space. Further improvements include a newly installed air source heat pump and upgraded radiators, offering modern and efficient heating. Ideally positioned within easy reach of the seafront, town centre and mainline railway station, this is a beautifully finished period home ready to move straight into.

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Main Features

- Immaculately Presented Period House
- 3 Bedrooms
- Bay Fronted Lounge
- Dining Room
- High Specification Kitchen
- Utility Room
- En Suite Shower Room/WC & Family Bathroom/WC
- Sunny Courtyard Style Rear Garden
- New Air Source Heat Pump
- Close To Seafront, Town Centre & Mainline Station

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
14'4 x 10'8 (4.37m x 3.25m)
Radiator. Electric fireplace. Fitted units into chimney recess. Double glazed bay window to front aspect.

Dining Room
13'9 x 11'9 (4.19m x 3.58m)
Radiator. Understairs storage cupboard. Double glazed window to rear aspect.

Kitchen
13'1 x 7'10 (3.99m x 2.39m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge, freezer and dishwasher. Two double glazed windows to side aspect. Double glazed door to garden. Door to-

Utility Room
6'3 x 5'7 (1.91m x 1.70m)
Space and plumbing for washing machine. Double glazed windows to rear and side aspects.

Stairs from Ground to First Floor Landing
Storage cupboard. Loft access via drop down hatch ladder (not inspected, but we have been advised by the vendors it has a fully boarded and decked floor). Double glazed window to side aspect.

Bedroom 1
13'11 x 12'2 (4.24m x 3.71m)
Radiator. Two double glazed windows to front aspect. Door to-

En Suite Shower Room/WC
Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail.

Bedroom 2
9'7 x 8'0 (2.92m x 2.44m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'3 x 6'4 (2.51m x 1.93m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail.

Outside
The rear garden is laid to artificial lawn with an area of composite decking adjoining the house. There is a gate for rear access.
The front garden is laid to slate chippings with a white picket fence. There is an EV charging point.

COUNCIL TAX BAND = B

EPC = D