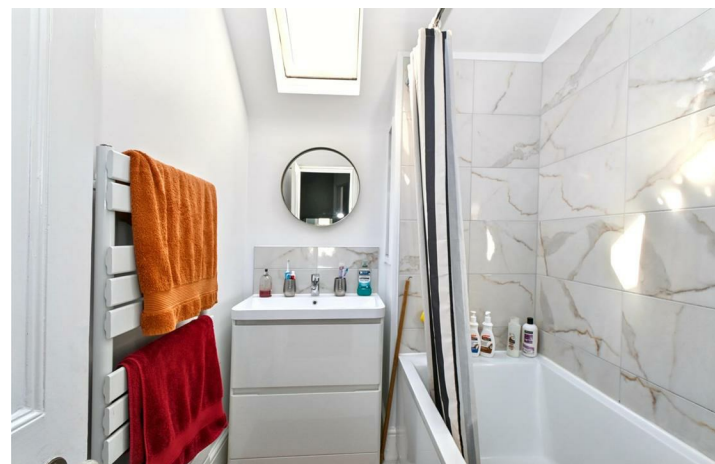


31 St. Anthony's Avenue,  
Eastbourne, BN23 6LN

Freehold

Guide Price  
£550,000 - £585,000



4 Bedroom 2 Reception 2 Bathroom



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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.



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31 St. Anthony's Avenue, Eastbourne, BN23 6LN

\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\*

This immaculately presented and thoughtfully extended four bedroom detached home offers an exceptional blend of style, space and modern family living. At the heart of the property lies a truly impressive open plan kitchen, dining and family room, beautifully designed to create a light-filled and sociable space. Featuring a striking large island unit, sleek contemporary finishes, expansive sliding doors opening onto the garden and stylish roof lights above, this area is perfectly suited for both everyday living and entertaining. Complementing this is a separate, inviting lounge boasting a charming bay window and a cosy log burner, providing the perfect retreat for quieter evenings. Upstairs, the property offers three double bedrooms, including a superb principal bedroom with its own Ensuite. A modern family bathroom serves the remaining bedrooms, alongside the added convenience of two further WCs. Externally, the home benefits from ample off road parking and a well maintained setting. Ideally located, the property is within easy reach of highly regarded schools, local amenities and excellent transport links. A truly outstanding home that must be viewed to be fully appreciated.

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31 St. Antonys Avenue, Eastbourne, BN23 6LN

# Guide Price

## £550,000 - £585,000

### Main Features

- Extended Detached House
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Utility Room
- Open Plan Kitchen/Dining/Family Room
- Workshop/Storage Room
- En Suite Wet Room & Family Bathroom
- Lawn & Patio Rear Garden
- Large Driveway

### Entrance

Front door to-

### Hallway

Radiator.

### Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Part tiled walls. Frosted double glazed window.

### Lounge

15'6 x 11'1 (4.72m x 3.38m)

Radiator. Log burner. Herringbone LVT flooring. Double glazed bay window to front aspect.

### Ground Floor Bedroom 4

10'4 x 9'10 (3.15m x 3.00m)

Radiator. Double glazed window to side aspect.

### Utility Room

8'8 x 5'10 (2.64m x 1.78m)

Fitted wall and base units, worktop with inset stainless steel sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Two built in storage cupboards. Double glazed door to-

### Workshop/Side Storage

16'10 x 5'8 (5.13m x 1.73m)

Double glazed door to front aspect with access to the driveway. Double glazed door to garden.

### Open Plan Kitchen/Dining/Family Room

21'3 x 20'10 (6.48m x 6.35m)

Range of base and floor to ceiling units, surrounding marble worktop with inset sink unit and mixer tap. Island unit with solid wood worktops. Space and plumbing for dishwasher. Space for range cooker. Underfloor heating. Two radiators. Two skylights. Double glazed window to side aspect. Double glazed sliding doors to garden.

### Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window to side aspect.

### Bedroom 1

14'3 x 14'1 (4.34m x 4.29m)

Radiator. Two built in wardrobes. Double glazed bay window to front aspect. Door to-

### En Suite Wet Room

Wall mounted shower. Wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Double glazed window to side.

### Bedroom 2

12'10 x 10'6 (3.91m x 3.20m)

Radiator. Double glazed window to rear aspect.

### Bedroom 3

10'4 x 9'0 (3.15m x 2.74m)

Radiator. Double glazed window to rear aspect.

### Bathroom

Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Heated towel rail. Velux window.

### Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail. Double glazed window.

### Outside

The rear garden is laid to lawn and patio with a timber summerhouse.

### Parking

A block paved driveway to the front provides off road parking.

COUNCIL TAX BAND = D

EPC = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.