

HUNT FRAME

ESTATE AGENTS



78 Aylesbury Avenue, Eastbourne, BN23 6EJ

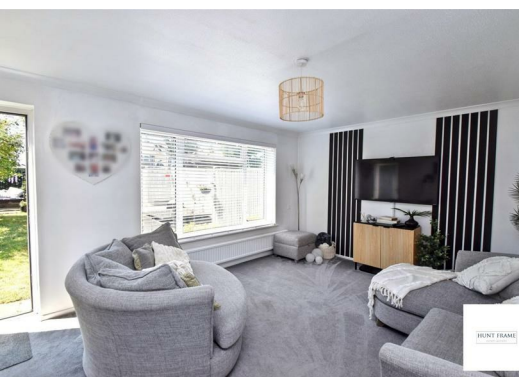
Price Guide £300,000



GUIDE PRICE £300,000 TO £320,000

VIRTUAL TOUR - CHAIN FREE. A SURPRISINGLY SPACIOUS SEMI-DETACHED FAMILY HOME in the popular area of LANGNEY POINT. The property benefits from a well appointed KITCHEN/BREAKFAST ROOM, with a SPACIOUS SITTING ROOM to the rear with views over the garden, in addition to the ground floor there is a separate CLOAKROOM. The first floor is just as impressive with THREE BEDROOMS and a FAMILY BATHROOM. Externally both the front and rear gardens are of a good size with the rear enjoying double gates and hard standing and there is also a GARAGE situated in an adjacent block.

Located at the end of a quiet cul-de-sac in the popular Langney Point area of Eastbourne. The property is within close proximity to The Sovereign Centre, the Crumbles retail park and the ever popular Sovereign Harbour and seafront. Schools for all groups are close by and both road and rail links are readily available.



ENTRANCE PORCH

Opaque window to the front aspect, matching entrance door, radiator, sliding door to the cloakroom, wooden and glazed door to the hallway.

GROUND FLOOR
CLOAKROOM

Double glazed window to the side aspect, low level Wc, corner wash hand basin, radiator.

ENTRANCE HALL

Doors to the kitchen and sitting room, under stairs storage cupboard, radiator.

KITCHEN/BREAKFAST ROOM

15'3 x 9'9 (4.65m x 2.97m)
Modern refitted kitchen with a range of floor standing and wall mounted units with ample worktop space, inset sink unit with mixer tap and drainer, eye level double oven, four ring gas hob with extractor over, plumbing and space for a washing machine and dishwasher, tiled splashbacks, double glazed window to the front aspect, open to the breakfast/dining area, radiator.

SITTING ROOM

16'11 x 12'0 (5.16m x 3.66m)
Double glazed window to the rear aspect with a double glazed door giving access to the same, radiator, part wood panelling to the walls.

FIRST FLOOR LANDING

Double glazed window to the side aspect, loft access, doors off to the bedrooms and bathroom.

BEDROOM ONE

12'11 x 7'7 (3.94m x 2.31m)
Double glazed window to the rear aspect, radiator, built in double wardrobe.

BEDROOM TWO

14'2 x 9'8 (4.32m x 2.95m)
Double glazed window to the front aspect, space for freestanding furniture, radiator.

BEDROOM THREE

9'4 x 8'5 (2.84m x 2.57m)
Double glazed window to the rear aspect, radiator.

BATHROOM

Updated bathroom suite and comprising of

a shaped bath with screen and twin rainfall shower system, low level Wc, wash hand basin set in a vanity unit, ladder stye radiator, part tiling to walls, double glazed window to the front aspect.

FRONT GARDEN

Primarily laid to lawn pathway to the entrance porch, mature shrubs.

REAR GARDEN

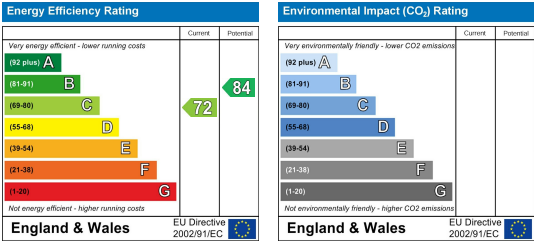
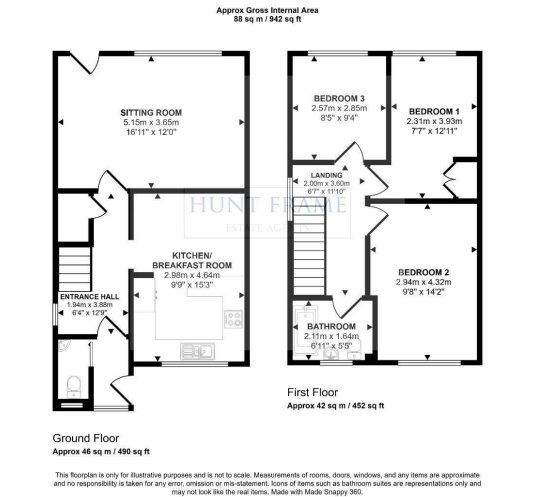
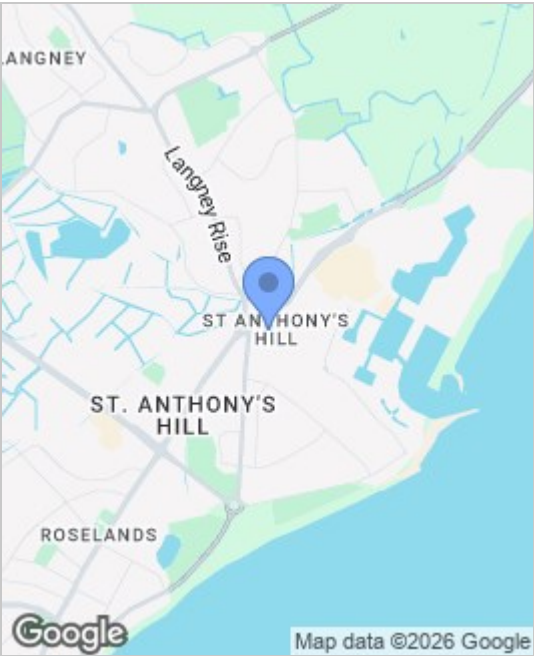
Two paved seating areas, fenced boundaries, access to the sitting room, double gates providing rear access to the lane behind, hardstanding for off road parking if so desired.

GARAGE

Situated in nearby block.

AGENTS NOTE

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