



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£385,000



54 Fraser Avenue, Eastbourne, BN23 6BA

A CHAIN FREE three bedroom link detached house that is situated on the ever popular Langney Point development. Conveniently located for nearby shops and the Seafront the house provides spacious and well proportioned accommodation comprising of an entrance porch, double aspect through lounge/dining rooms, fitted kitchen with further dining room/study area and integral garage. The first floor comprise of three bedrooms and a refitted bathroom. The rear garden is laid to patio and to the front there is off road parking providing access to garage. An internal inspections comes highly recommended.

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Main Features

- Link Detached House In Popular Langney Point
- 3 Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Separate Dining Room
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Paved Rear Garden
- Block Paved Driveway With Access To Garage
- CHAIN FREE

Entrance

uPVC door with frosted glass to -

Entrance Porch

Wood effect flooring. Frosted double glazed windows. Further door to -

Hallway

Radiator. Understairs cupboard. Further built-in cupboard. Stairs to first floor. Wood effect flooring.

Double Aspect Lounge/Dining Room

24'7 x 11'7 (7.49m x 3.53m)

Radiator. Wood effect flooring. Double glazed window to front aspect. Double glazed window and door to rear garden.

Fitted Kitchen

9'2 x 7'7 (2.79m x 2.31m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and eye level double oven. Plumbing and space for washing machine. Part tiled walls. Double glazed window. Door to -

Dining Room

9'11 x 8'1 (3.02m x 2.46m)

Beamed ceiling. Wood effect flooring. Door to garage. Patio doors to garden.

Stairs from Ground to First Floor Landing:

Airing cupboard housing gas boiler. Double glazed window.

Bedroom 1

11'11 x 10'3 (3.63m x 3.12m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'2 x 9'5 (3.71m x 2.87m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'10 x 7'1 (2.69m x 2.16m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

White suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to patio with flower beds and borders.

Parking

Blocked paved driveway providing off road parking for several vehicles and access to the garage (14'0 x 9'9) with up & over door, light and power.

EPC = D

COUNCIL TAX BAND = D

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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.