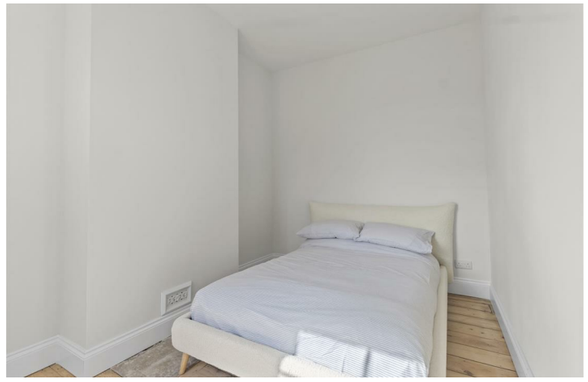
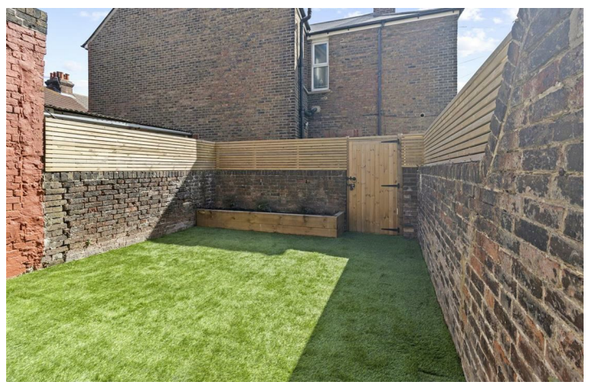
Freehold

£300,000

48 Avondale Road, Eastbourne, BN22 8JW





3 Bedroom | 2 Reception | 1 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.

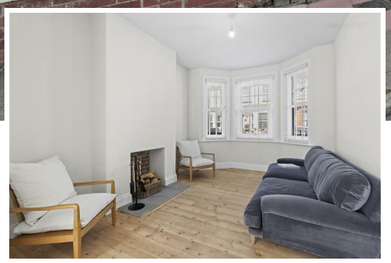
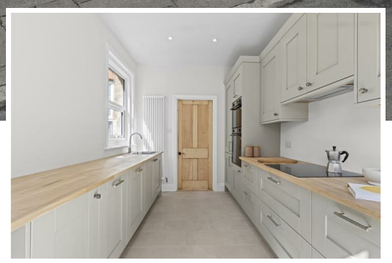
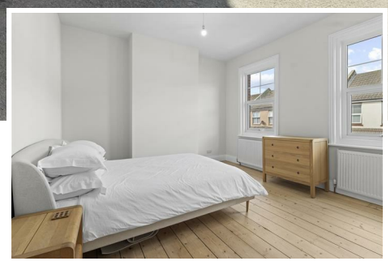
TOWN PROPERTY

01323 412200

Freehold

£300,000

3 Bedroom | 2 Reception | 1 Bathroom

48 Avondale Road, Eastbourne, BN22 8JW

*** Guide price £300,000 - £315,000*** An exceptionally refurbished three bedroom Victorian bay-fronted terraced house, combining the charm and character of a period property with the finish and specification of a contemporary home. The property has undergone a comprehensive back-to-brick refurbishment, with essentially everything renewed and finished to an exceptionally high standard. The accommodation retains a wealth of period character, including exposed floorboards and a stylish stair runner, alongside two reception rooms and a stunning high-end integrated kitchen. From the kitchen, Crittall-style double opening doors lead directly onto the beautifully landscaped rear garden, while the contemporary bathroom provides a superb modern finish. The property also benefits from a new boiler, new electrics and extensive refurbishment throughout, offering the rare opportunity to purchase a period home where the major works have already been completed. Situated in the popular Seaside area of Eastbourne, the property is conveniently positioned for an excellent range of local amenities, schools, shops, the seafront and town centre. CHAIN FREE and finished to an exceptional standard, this is a truly impressive Victorian home that needs to be viewed to be fully appreciated.

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Freehold

£300,000

48 Avondale Road, Eastbourne, BN22 8JW

Main Features

- Stunning Three Bedroom Victorian Terraced House
- Attractive Bay Fronted Red Brick
- Two Reception Rooms
- Exceptionally Refurbished
- High End Integrated Kitchen
- Contemporary Modern Bathroom
- Landscaped Rear Garden
- Crittall-Style Double Opening Doors To Garden
- New Boiler & Electrics Throughout
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Exposed floorboards.

Lounge
14'4 x 10'5 (4.37m x 3.18m)
Radiator. Exposed floorboards. Feature fireplace. Double glazed bay window to front aspect. Opening to-

Dining Room
13'8 x 11'10 (4.17m x 3.61m)
Radiator. Exposed floorboards. Understairs storage cupboard. Feature fireplace. Double glazed window to rear aspect. Door to-

Kitchen
13'1 x 8'2 (3.99m x 2.49m)
Fitted range of wall and base units, block wood worksurfaces with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double electric oven, one with microwave. Integrated washer dryer, dishwasher and fridge freezer. Column style radiator. Double glazed window to side aspect. Double glazed Crittall-style doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Exposed floorboards. Loft access (not inspected).

Bedroom 1
14'2 x 12'4 (4.32m x 3.76m)
Two radiators. Exposed floorboards. Two double glazed windows to front aspect.

Bedroom 2
12'2 x 8'6 (3.71m x 2.59m)
Radiator. Exposed floorboards. Double glazed window to rear aspect.

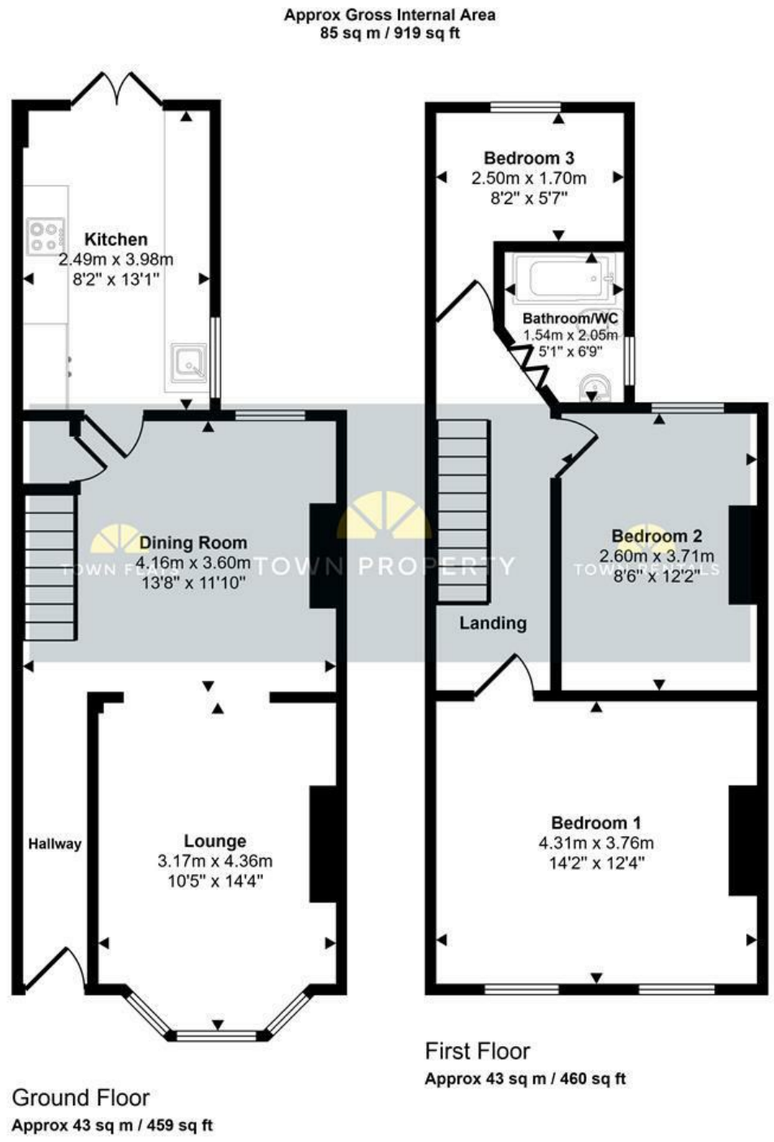
Bathroom/WC
White suite comprising of bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit under. Extractor fan. Heated towel rail. Double glazed window to side aspect.

Bedroom 3
8'2 x 5'7 (2.49m x 1.70m)
Radiator. Double glazed window to rear aspect.

Outside
The rear garden is predominantly laid to artificial lawn with raised sleepers and gated rear access.

COUNCIL TAX BAND = B

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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