

24 Mendip Avenue,
Eastbourne, BN23 8ER

Freehold

£495,000



4 Bedroom 3 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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Attractive detached mock Tudor style home enjoys excellent kerb appeal and well proportioned accommodation, offering fantastic potential for a growing family. The ground floor features a spacious entrance hall, dual aspect sitting room, separate dining room and an additional reception room off the kitchen, ideal as a breakfast or family room, along with a utility room and ground floor WC. Upstairs are four bedrooms, including a principal bedroom with en-suite, a family bathroom and an impressive gallery style landing with a large window. While now dated, the house has excellent bones and scope to create a superb family home. Outside, the property benefits from a lawned front garden, south westerly facing rear garden, double driveway and double garage. Located on the popular Penine Estate, the home sits within a family oriented area close to well regarded school catchments and a range of local amenities.

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Main Features

- Detached Mock Tudor House
- 4 Bedrooms
- Double Aspect Lounge
- Further 2 Reception Rooms
- Fitted Kitchen
- Utility Room
- Ground Floor Cloakroom
- Bathroom/WC & En-Suite Shower Room/WC
- South Westerly Facing Rear Garden
- Double Driveway Leading To Double Garage

Entrance
Entrance door to -

Hallway
Radiator. Understairs cupboard.

Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window to front aspect.

Double Aspect Lounge
19'2 x 11'3 (5.84m x 3.43m)
Radiator. Gas fireplace. Double glazed window to front aspect. Double glazed patio doors to rear garden. Door to -

Dining Room
11'8 x 8'11 (3.56m x 2.72m)
Radiator. Double glazed window to rear aspect. Door to lounge.

Fitted Kitchen
11'11 x 8'4 (3.63m x 2.54m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Inset gas hob and electric double oven under. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Radiator. Double glazed window to rear aspect. Archway to -

Third Reception Room
8'10 x 7'3 (2.69m x 2.21m)
Radiator. Double glazed patio doors to rear garden. Door to utility room. Archway to kitchen.

Utility Room
6'7 x 6'0 (2.01m x 1.83m)
Worktop with bas units and inset single drainer sink unit. Plumbing and space for washing machine. Radiator. Single glazed window to rear aspect. Single glazed door to rear aspect.

Stairs from Ground to First Floor Landing:
Airing cupboard. Loft access (Not inspected). Double glazed window to front aspect.

Bedroom 1
12'6 x 9'10 (3.81m x 3.00m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Bedroom 2
11'3 x 8'2 (3.43m x 2.49m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3
8'8 x 7'3 (2.64m x 2.21m)
Radiator. Double glazed window to front aspect.

Bedroom 4
8'8 x 6'4 (2.64m x 1.93m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to front aspect.

Outside

Rear Garden: South Westerly aspect, mainly laid to lawn with patio areas, part walled and part fenced boundaries.

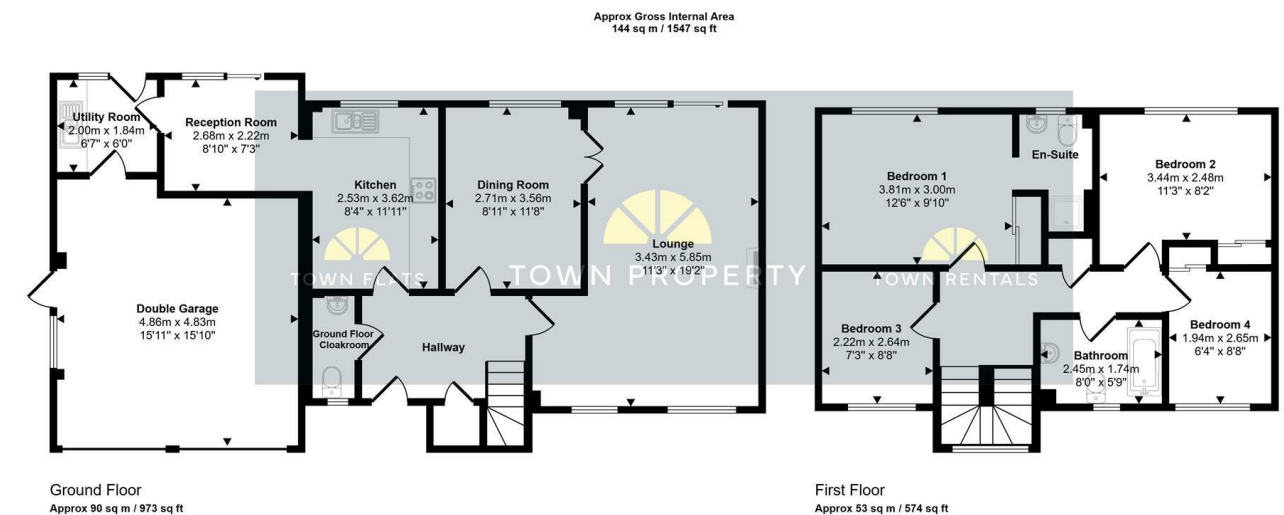
Front Garden: Lawned with double driveway.

Double Garage & Double Driveway

15'11 x 15'10 (4.85m x 4.83m)

Double driveway leading to double garage (15'11 x 15'10) with 2 up & over doors, power and light. Door to side.

Council Tax Band = E



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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