



# TOWN PROPERTY





01323 412200

Freehold

## Guide Price

## £300,000 - £325,000

 3 Bedroom  2 Reception  1 Bathroom



## 23 Marlow Avenue, Eastbourne, BN22 8SH

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Situated in the highly sought after Roselands area of Eastbourne, this attractive three bedroom semi detached home presents an exciting opportunity for buyers looking to create their ideal family home. Lovingly maintained by the current owners for many years, the property offers well proportioned and versatile accommodation throughout and is ready for a new owner to add their own style and personal touch. The ground floor benefits from a convenient WC, whilst upstairs there is a family bathroom serving the three bedrooms. A particular feature of the property is the impressive large, level rear garden, enjoying a sunny aspect and a high degree of seclusion, providing the perfect setting for family life, entertaining or simply relaxing outdoors. Ideally positioned within easy reach of highly regarded schools, local shops, the seafront and excellent transport links, the property combines a desirable residential setting with everyday convenience. Offered with spacious accommodation and tremendous potential, this is a wonderful opportunity to secure a home in one of Eastbourne's most favoured locations and should be viewed without delay.

 [www.town-property.com](http://www.town-property.com)  [info@town-property.com](mailto:info@town-property.com)

23 Marlow Avenue,  
Eastbourne, BN22 8SH

**Guide Price**  
**£300,000 - £325,000**

## Main Features

- Spacious Semi Detached House Located In Popular Roselands
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Bay Windowed Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Lawned & Patio Rear Garden

### Entrance

Double glazed door to -

### Hallway

Radiator. Understairs storage. Double glazed window.

### Ground Floor Cloakroom

Low level WC. Wash hand basin. Double glazed window to side aspect.

### Bay Windowed Dining Room

11'4 x 9'11 (3.45m x 3.02m)

Radiator. Double glazed bay window to front aspect. Opening to -

### Lounge

15'4 x 11'1 (4.67m x 3.38m)

Double glazed sliding doors to rear garden.

### Fitted Kitchen

11'9 x 6'3 (3.58m x 1.91m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for appliances. Extractor cooker hood. Tiled splashbacks. Double glazed window to rear aspect. Double glazed door to side.

### Stairs from Ground to First Floor Landing:

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

### Bedroom 1

11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to rear aspect.

### Bedroom 2

12'6 x 9'5 (3.81m x 2.87m)

Double glazed window to front aspect.

### Bedroom 3

9'8 x 8'2 (2.95m x 2.49m)

Double glazed window to front aspect.

### Bathroom/WC

Suite comprising 'P' shaped bath with chrome mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low level WC. Frosted double glazed window.

### Outside

Rear Garden: Secluded and sunny aspect laid to lawn with an area of patio, brick built shed and additional shed.

Front Garden: Laid to lawn with mature shrubs and trees.

EPC = D

Council Tax Band = C