



**Upper Avenue, Eastbourne BN21 3XJ**



**welcome to**

**Upper Avenue, Eastbourne**

\*\*\* GUIDE PRICE £280,000 - £300,000 \*\*\*

A mid terrace house in a sought after residential area of Eastbourne and located within close proximity to the Town Centre and Railway Station. The property benefits from three bedrooms, living room, kitchen, cloakroom, bathroom and garage.



### Entrance Porch

Door to the front aspect.

### Lounge

25' 3" max x 15' 10" max ( 7.70m max x 4.83m max )  
Double glazed box bay to the front aspect. Under stairs cupboard.

### Kitchen

9' 11" max x 7' 6" max ( 3.02m max x 2.29m max )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker and fridge / freezer. Cupboard containing boiler. Double glazed window and door to the rear aspect.

### Cloakroom

Comprising of a low level W.C. Wash hand basin  
Double glazed window to the front aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing.  
Loft access. Airing cupboard.

### Bedroom 1

12' 11" plus wardrobes x 8' 7" plus recess ( 3.94m plus wardrobes x 2.62m plus recess )  
Double glazed window to the rear aspect. Built in wardrobe.

### Bedroom 2

10' 1" x 8' 5" plus recess ( 3.07m x 2.57m plus recess )  
Double glazed window to the front aspect.

### Bedroom 3

7' 2" x 7' 2" ( 2.18m x 2.18m )  
Double glazed window to the front aspect. Built in wardrobe.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Double glazed window to the rear aspect.

### Rear Garden

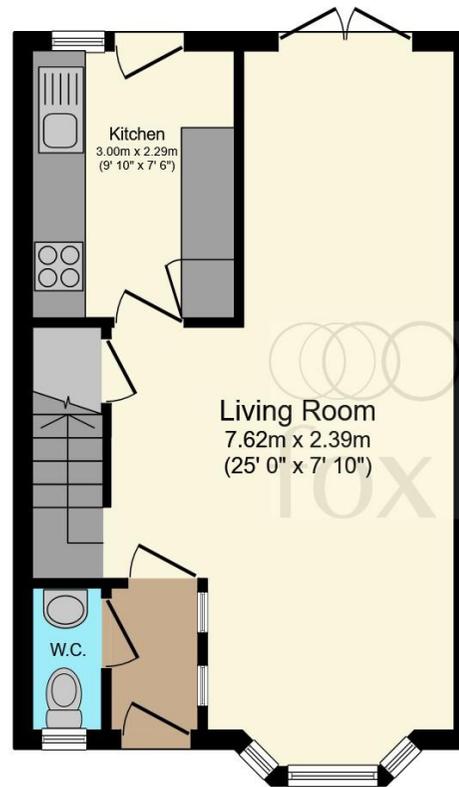
Lawned area with patio seating area.

### Garage En Bloc

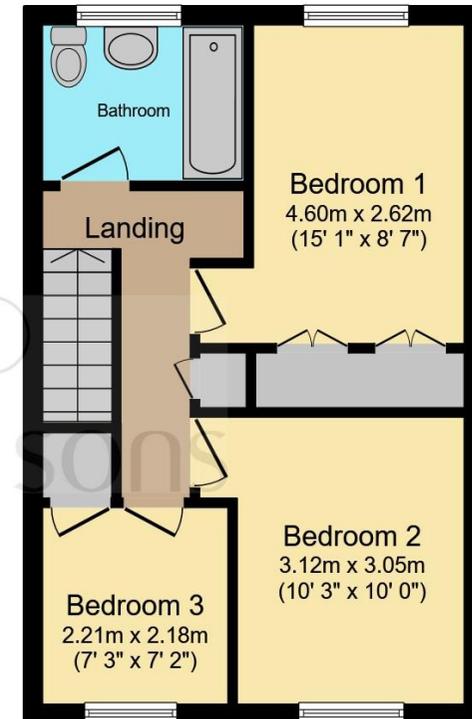
Up and over door.

### Off Road Parking

Allocated parking space to the rear of the property.



Ground Floor



First Floor

Total floor area 73.4 m<sup>2</sup> (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Upper Avenue, Eastbourne

- \*\*\* GUIDE PRICE £280,000 - £300,000 \*\*\*
- MID TERRACE HOUSE
- THREE BEDROOMS
- SEPARATE CLOAKROOM
- GARAGE & OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Guide Price

**£280,000 - £300,000**



Please note the marker reflects the postcode not the actual property

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