TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£350,000









73 Aylesbury Avenue, Eastbourne, BN23 6AG

A beautifully presented semi detached home, extensively improved by the current owners and boasting a superb south westerly facing landscaped rear garden. Situated in the popular Langney Point area, this impressive family home offers generous, well appointed accommodation including a spacious full width lounge, modern fitted kitchen, conservatory and a particularly impressive, exceptionally large family bathroom. Outside, the beautifully landscaped rear garden is a real highlight, thoughtfully arranged with lawned, paved and decked areas, together with an attractive pagoda creating an ideal setting for outdoor dining and entertaining. To the front the existing driveway has been added to, to create twice as much off street parking alongside a garage. Ideally located for popular local schools, shops and amenities, with Eastbourne's picturesque seafront and Sovereign Harbour also close by, this is a fantastic family home in a highly convenient location.

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Main Features

- Semi Detached House
- Three Generous Bedrooms
- Spacious Full Width Lounge
- Modern Fitted Kitchen
- Double Glazed Conservatory
- Impressive Large Family Bathroom
- South Westerly Facing Landscaped Rear Garden
- Garage & Driveway
- Popular Langney Point Location
- Beautifully Improved Throughout

Entrance
Front door to-

Hallway
Radiator. Large understairs cupboard.

Kitchen
12'3 x 6'11 (3.73m x 2.11m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher. Space for upright fridge freezer and washing machine. Wall mounted boiler. Radiator. Double glazed window to front aspect.

Lounge
19'5 x 10'11 (5.92m x 3.33m)
Radiator. Bifolding doors and single door to-

Conservatory
14'10 x 9'1 (4.52m x 2.77m)
UPVC and brick construction. Radiator. Double glazed windows. Double glazed patio doors to garden.

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

Bedroom 1
13'11 x 7'10 (4.24m x 2.39m)
Radiator. Fitted wardrobes with mirrored sliding doors. Cupboard. Double glazed window to rear aspect.

Bedroom 2
9'3 x 8'7 (2.82m x 2.62m)
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 3
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled 'P' shaped bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboards below. Two heated towel rails. Two frosted double glazed windows.

Outside
The South-Westerly facing rear garden is laid to lawn and patio with an area of decking to the rear with a pagoda. There is a shed and gated side access.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
14'8 x 7'9 (4.47m x 2.36m)
Up and over door. Light and power.

COUNCIL TAX BAND = C

EPC = D

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.