Freehold

7 Coniston Avenue, Eastbourne, BN22 0AQ

£375,000








3 Bedroom | 1 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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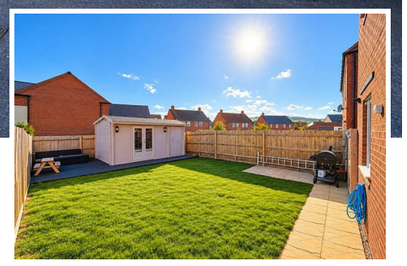

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IMMACULATELY PRESENTED and built within recent years, this impressive three-storey home offers three double bedrooms, two bathrooms and beautifully arranged accommodation ideally suited to modern family life. The ground floor features a bright, bay fronted dual-aspect lounge, cloakroom and a superb full width kitchen/dining room with patio doors opening directly onto the sunny rear garden – creating a fantastic space for everyday living and entertaining. The first floor provides two generous double bedrooms and the family bathroom, while the entire top floor is dedicated to an impressive principal bedroom with its own En-suite shower room. Outside, the property continues to impress with a tandem driveway and EV charging point, while the sunny rear garden features an insulated cabin complete with light, power and broadband, making it an ideal year round home office. Situated in the popular Lower Willingdon area, this exceptional modern home combines space, presentation and versatility in equal measure.

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Main Features

- Immaculate Three Storey Semi Detached House
- 3 Bedrooms
- Bay Fronted Lounge
- Full Width Kitchen/Dining Room
- Impressive Top Floor Principal Suite
- Two Bathrooms & Ground Floor WC
- Lawned Rear Garden
- Insulated Home Office With Light & Power
- Tandem Driveway With EV Charging Point
- Popular Lower Willingdon Location

Entrance
Front door to-

Entrance Hallway
Radiator. Door to-

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Radiator.

Lounge
14'11 x 11'8 (4.55m x 3.56m)
Two radiators. Understairs cupboard. Double glazed window to side aspect. Double glazed bay window to front aspect. Door to-

Inner Hall
Radiator. Stairs to first floor.

Kitchen/Dining Room
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Integrated fridge freezer, dishwasher and washing machine. Boiler. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Storage area under the stairs to the second floor. Double glazed window to front aspect.

Bedroom 2
13'9 x 8'6 (4.19m x 2.59m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
9'9 x 8'6 (2.97m x 2.59m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Stairs from First to Second Floor Landing

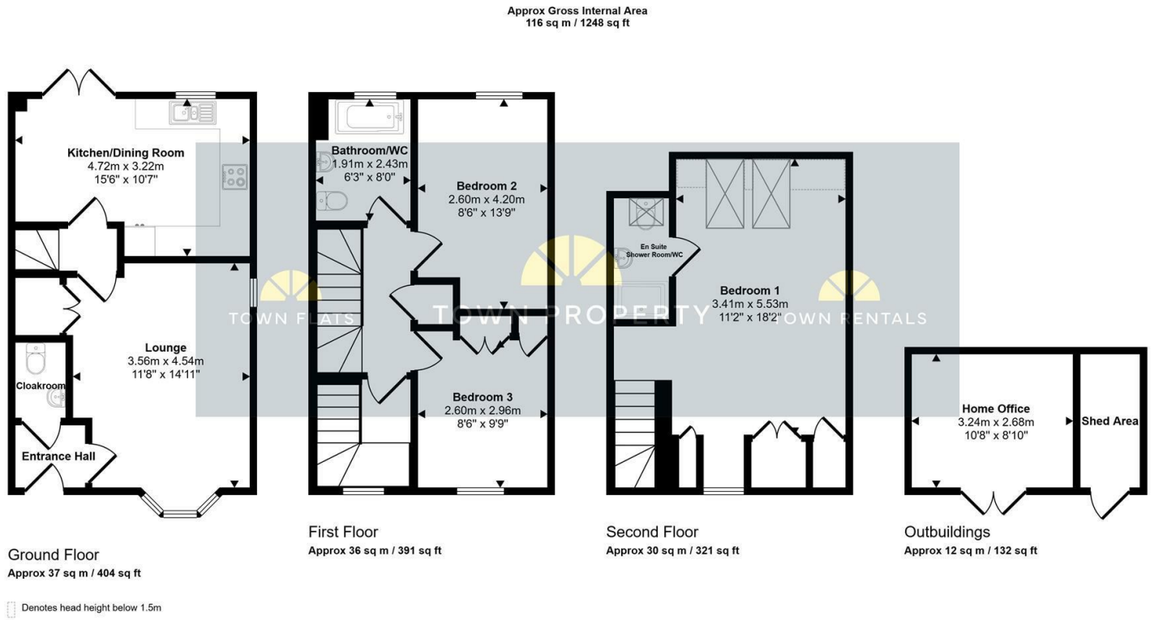
Bedroom 1
18'2 x 11'2 (5.54m x 3.40m)
Radiator. Fitted wardrobes. Two velux windows. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Extractor fan. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with patio adjoining the house and composite decking to the rear. There is an insulated wooden outbuilding with light and power, it is currently used as a home office and has a useful separate storage section.

COUNCIL TAX BAND = D

EPC = B



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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