TOWN PROPERTY

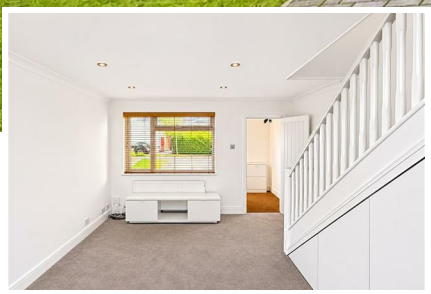
01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

## Guide Price
## £240,000 - £260,000









# 27 Maywood Avenue, Eastbourne, BN22 0TH

***GUIDE PRICE £240,000 - £260,000***
An extremely well presented 2 bedroom terraced house that provides spacious & well proportioned accommodation. Being sold CHAIN FREE the house benefits from an entrance porch, spacious lounge, refitted kitchen with integrated appliances, 2 double bedrooms and a wonderful refitted bathroom/WC. The rear garden is laid to lawn and provides access to the garage with its up & over door and to the front the garden is block paved. Local shops can be found nearby at Freshwater Square. An internal inspection comes highly recommended.

Freehold

# 27 Maywood Avenue, Eastbourne, BN22 0TH

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### Main Features

- Extremely Well Presented 2 Bedroom Terraced House
- Generously Sized Lounge
- Refitted Kitchen With Integrated Appliances
- 2 Good Sized Double Bedrooms
- Beautifully Refitted Bathroom/WC
- Rear Garden Mainly Laid To Lawn
- Garage With Up & Over Door
- Conveniently Located For Local Shops
- Ideal First Time Buy, Downsize Or Investment
- CHAIN FREE

### Entrance
Frosted glass door to -

### Entrance Porch
Further door to -

### Lounge
16'1 x 12'1 (4.90m x 3.68m )
Radiator. Coved ceiling. Understairs cupboard. Inset spotlights. Stairs to first floor.

### Fitted Kitchen
12'3 x 8'8 (3.73m x 2.64m )
Modern range of white high gloss fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer and washing machine. Part tiled walls. Inset spotlights. Double glazed window and door to rear garden.

### Stairs from Ground to First Floor Landing:
Loft access (not inspected). Coved ceiling.

### Bedroom 1
11'11 x 8'7 (3.63m x 2.62m )
Radiator. Inset spotlights. Built-in wardrobes with mirrored doors. Coved ceiling. Double glazed window to rear aspect.

### Bedroom 2
10'2 x 7'7 (3.10m x 2.31m )
Radiator. Inset spotlights. Fitted wardrobe with mirrored doors. Cupboard. Coved ceiling. Double glazed window to front aspect.

### Modern Bathroom/WC
Modern white suite comprising panelled 'P' bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Low level WC with concealed cistern. Part tiled walls. Extractor fan.

### Outside
The rear garden is laid to lawn and patio with gated rear access leading to the garage.

### Parking
Garage with up & over door and driveway to the front pf the property.

### EPC = C

### Council Tax Band = B



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.