



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£290,000



92 Wilton Avenue, Eastbourne, BN22 9HU

****GUIDE PRICE £290,000 - £300,000****

A well presented three bedroom staggered semi detached house with an **ALLOCATED PARKING SPACE** and **GARAGE**. Situated in Hampden Park the house provides well proportioned accommodation comprising of a lounge, refitted kitchen/breakfast room that opens onto the lawned and decked rear garden, three good size bedrooms and a luxury refitted bathroom. Further benefits include double glazing, gas central heating and local schools, shops and amenities can be found nearby. An internal inspection comes highly recommended.

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Main Features

- Staggered Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Lawned & Decked Rear Garden
- Allocated Parking Space
- Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools & Transport Links

Entrance

Double glazed front door to-

Porch

Wood effect flooring. Double glazed windows. Inner door to-

Hallway

Radiator. Wood effect flooring. Stairs to first floor. Door to-

Lounge

18'7 x 11'5 (5.66m x 3.48m)

Radiator. Wood effect flooring. Coved ceiling. Feature fireplace with inset gas fire. Double glazed window to front aspect. Door to-

Kitchen/Dining Room

14'7 x 8'10 (4.45m x 2.69m)

Fitted range of wall and base units, surrounding marble effect worktop with inset ceramic butlers sink and mixer tap. Four ring gas hob with double electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Wood effect flooring. Radiator. Double glazed window to rear aspect. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

15' x 8'6 (4.57m x 2.59m)

Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Double glazed window to front aspect.

Bedroom 2

11'11 x 8'10 (3.63m x 2.69m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3

8'2 x 5'10 (2.49m x 1.78m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

Luxury white suite comprising of freestanding bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Fitted wall unit. Heated towel rail. Frosted double glazed window.

Outside

The rear garden has a large area of decking adjoining the house, with areas of lawn, patio and flower beds. There is gated side access to the-

Garage

Up and over door.

Parking

There is an allocated parking space next to the garage.

COUNCIL TAX BAND = B