

64 Aylesbury Avenue, Eastbourne, BN23 6EJ

Price £313,500 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A very well presented three bedroom semi-detached house with garage, tucked away in a quiet residential position in the popular Langney Point area of Eastbourne. This delightful property is offered to the market chain free and has been the subject to recent improvement by the current owners and boasts accommodation comprising entrance porch, spacious entrance hall, large open plan sitting/dining room, brand newly fitted kitchen with matching wall and base units, first floor landing, three great size bedrooms, bathroom and separate WC. The property has been redecorated throughout and benefits from newly laid carpets and flooring. There are private gardens to both the front and the rear and there is an off road parking space accessed via double gates. There is the convenience of a single garage located in an nearby block and additional benefits include double gazing and gas central heating. Aylesbury Avenue is conveniently located within easy reach of The Crumbles retail park with a mixture of high street stores, a supermarket and gym, plus the Harbour and seafront is close by with a variety of cafes and restaurants. There are also good bus routes and excellent schools in the nearby area.

















At a Glance:

- Newly decorated three bedroom semi-detached house
- Newly fitted carpets and flooring
- Brand new kitchen
- Chain free
- Popular Langney Point location
- Easy reach of the Crumbles, harbour and seafront
- Light and airy accommodation
- Garage in nearby block
- Off road parking to the rear
- Double glazing and gas central heating





Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING / DINING ROOM
23'9" (7.24m) x 11'3" (3.43m)

KITCHEN
9'7" (2.92m) x 8'3" (2.51m)

FIRST FLOOR LANDING

BEDROOM 1
14'2" (4.32m) x 10'0" (3.05m)

BEDROOM 2
9'8" (2.95m) x 9'2" (2.79m)

BEDROOM 3
8'8" (2.64m) x 7'9" (2.36m)

BATHROOM

WC

OUTSIDE:

FRONT & REAR GARDENS

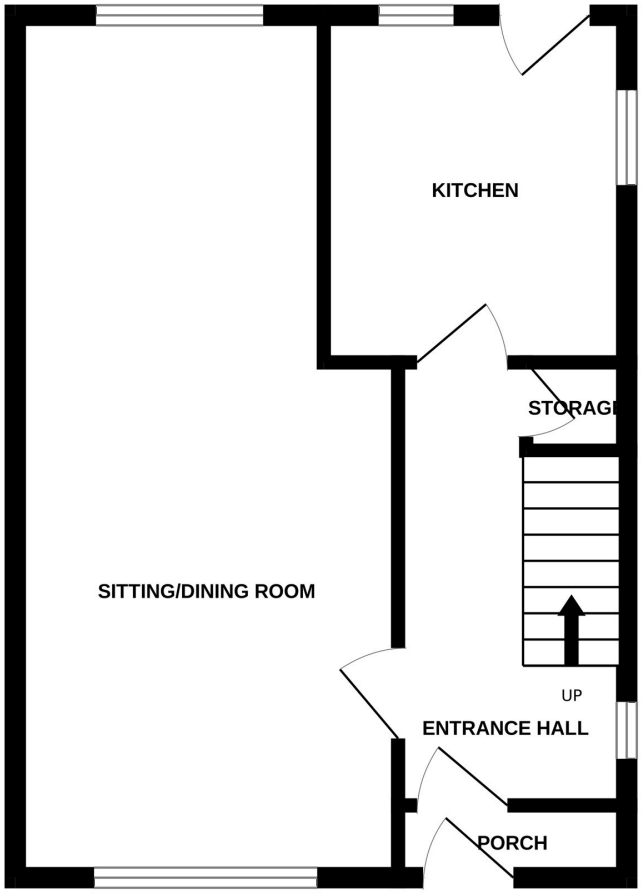
OFF ROAD PARKING TO THE REAR

GARAGE

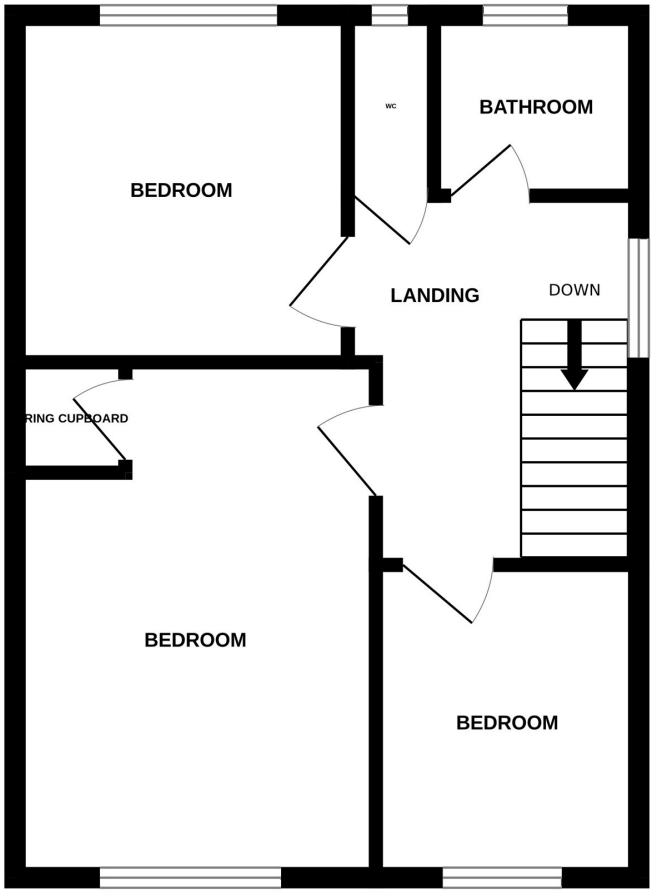
COUNCIL TAX:
Band `C`

EPC:
'C'

GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk