



HUNT FRAME  
ESTATE AGENTS

## 102 Aylesbury Avenue, Eastbourne, BN23 6EL Price Guide £325,000



VIRTUAL TOUR - A SURPRISINGLY SPACIOUS SEMI-DETACHED FAMILY HOME in the popular area of LANGNEY POINT. The property offers TWO RECEPTION ROOMS (Dining and Sitting Rooms) a KITCHEN and a lovely CONSERVATORY. The first floor is just as impressive with THREE BEDROOMS and a FAMILY BATHROOM. Externally both the front and rear gardens have been LANDSCAPED and there is a GARAGE situated in an adjacent block.

Located at the end of a quiet cul-de-sac in the popular Langney Point area of Eastbourne. The property is within close proximity to The Sovereign Centre, the Crumbles retail park and the ever popular Sovereign Harbour and seafront. Schools for all groups are close by and both road and rail links are readily available.



## ENTRANCE PORCH

Porch with a double glazed window to the front elevation, UPVC door with glazed oval panel, lobby with tiled flooring, radiator, door to the WC.

## SEPARATE WC

Comprising of a low-level WC with a wall mounted corner wash hand basin, radiator, double glazed patterned window to the front elevation.

## HALLWAY

Understairs storage cupboard, double glazed window to the side elevation, doors to the kitchen and dining room.

## KITCHEN

9'10 x 7'11 (3.00m x 2.41m)

Range of floor standing and wall mounted units with the complementary worktop space, space for a freestanding oven, wall mounted boiler, plumbing and space for a washing machine, under counter appliance spaces, inset one and a half bowl sink unit with mixer tap and drainer, double glazed window to the front elevation, open to the dining/breakfast area.

## DINING ROOM

9'10 x 7'3 (3.00m x 2.21m)

Open to the kitchen, radiator, archway through to the principal reception.

## SITTING ROOM

16'10 x 11'10 (5.13m x 3.61m)

Spacious reception room with a double glazed window to the rear which overlooks the conservatory with sliding double glazed patio doors giving access into the same, wall mounted gas fire.

## CONSERVATORY

13'3 x 8'0 (4.04m x 2.44m)

UPVC construction with double glazed windows to the rear and side elevations with a polycarbonate roof, radiator, tiled floor, double glazed door overlooking and giving access to the gardens.

## LANDING

Staircase rising to the first floor, double glazed window to the side elevation, loft access, doors to the bedrooms and bathroom.

## BEDROOM 1

14'6 x 9'9 (4.42m x 2.97m)

Master bedroom with a double glazed window to the front elevation, radiator.

## BEDROOM 2

12'11 x 7'9 (3.94m x 2.36m)

UPVC double glazed window to the rear elevation, radiator, fitted double wardrobe.

## BEDROOM 3

9'5 x 8'2 (2.87m x 2.49m)

UPVC double glazed window to the rear elevation, radiator, matching double wardrobes with louvre fronted doors.

## BATHROOM

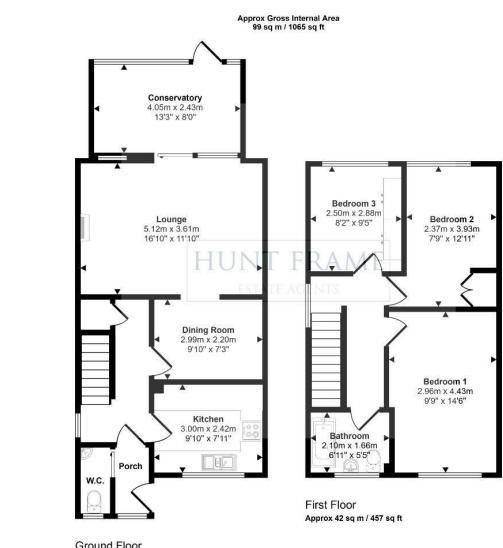
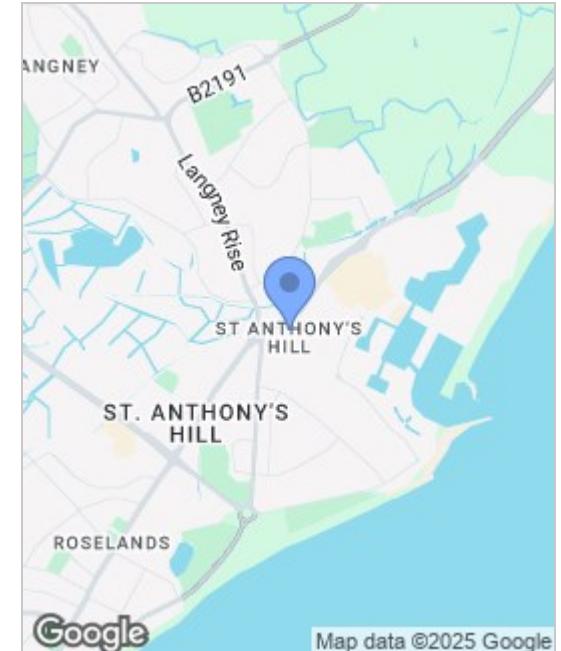
Comprising of a panelled bath with shower attachment, wash hand basin set in a vanity unit with cupboards, low-level WC, fully tiled walls, UPVC patterned double glazed window to the front elevation, ladder style radiator.

## GARDENS

Landscaped for ease of use and maintenance with three terraced seating areas to the rear with numerous display borders and flowering shrubs with Camillia's and roses etc, gated side access. Front Garden again landscaped by the current owners with a multitude of shrubs and beautifully planted borders with gravel display areas.

## GARAGE

Located in a nearby block.



Ground Floor  
Approx 56 sq m / 608 sq ft

First Floor  
Approx 42 sq m / 457 sq ft

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 inaccuracies. Icons of furniture such as beds and dressers are representations only and may not look like the real items. Made with Made Snappy 3D.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	88	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(92 plus)	A	(1-20)	G
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		England & Wales	
EU Directive 2002/91/EC		88	

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