



28 Avard Crescent, Eastbourne, BN20 8TX

£1,450 Per Month



Located within the ever popular Old Town, close to local schools and bus routes, a well presented THREE BEDROOM semi detached house. Enjoying the benefits of an 18 x 19'10 lounge, modern spacious kitchen dining room and a workshop/home office. Also benefitting from double glazing, gas central heating and OFF ROAD PARKING.



Holding deposit: £334

Security deposit: £1673

Council tax band: B

Affordability for referencing: Household income £43,500

Front door to:

Entrance Hall

Stairs rising to first floor, radiator.

Lounge

18 x 9'10 (5.49m x 3.00m)
Dual aspect with double glazed window to front and double glazed doors to rear garden. Radiator, wood effect laminate flooring.

Kitchen/Dining Room

14'2 x 11'3 (4.32m x 3.43m)
Fitted in a range of modern wall and base mounted cupboards and drawers. Work tops with inset sink. Built in eye level oven and four ring electric hob with extractor hood above. Spaces for dishwasher, washing machine and fridge/freezer. Radiator, tiled floor, double glazed windows to side and rear, double glazed door to rear garden.

First Floor

Bedroom One

11'4 x 11'2
Radiator, built in cupboard, double glazed window to rear.

Bedroom Two

11'1 x 11' (3.38m x 3.35m)
Radiator, double glazed window to rear.

Bedroom Three

9'10 x 7' (3.00m x 2.13m)
Radiator, double glazed window to front.

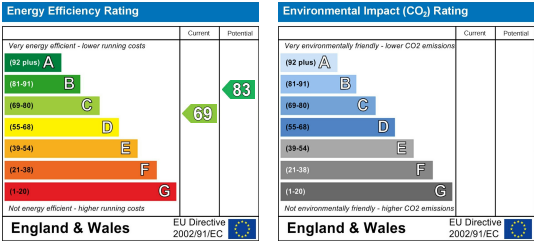
Bathroom

Suite comprising panelled bath with shower over, pedestal wash basin, low level wc, radiator, double glazed window.

OUTSIDE

The rear garden is laid to lawn with a paved patio area. There is a WORKSHOP/OFFICE 18'7 x 12'11 with power and light and a further brick built storage shed.

The front garden is laid to lawn with a DRIVEWAY providing off road parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.