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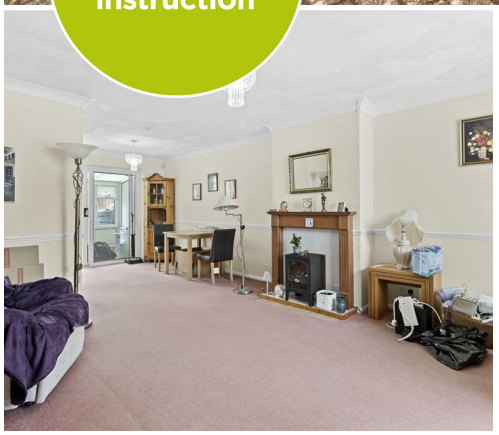


Swinburne Avenue, Eastbourne, BN22

Freehold | House - Semi-Detached | 3 Bedrooms

This nicely presented semi-detached three bedroom home is offered to the market with no onward chain. The property offers off road parking for several cars and has a southerly facing garden. It is situated in the very popular residential area of Willingdon, near Freshwater Square which has a range of local shops and eateries. There are bus routes nearby, as well as access onto The South Downs.

FOR SALE
FREEHOLD
£315,000

Location
Swinburne Avenue is set within a popular residential area of Willingdon and walking distance to Fresh Water square which has a range of amenities. The property is great being close to local schools, Willingdon Community Collage and Willingdon Primary school. Polegate train station is 2 miles away and offers connections to London Victoria, Brighton and Lewes. Within the locality there are playing fields and access onto The South Downs.

Approach
A block paved driveway that offers parking for 4 vehicles and leads to the front door.

Porch 5'6" x 3'6" (1.68m x 1.07m)
Upvc and opaque glass porch, pendant light, vinyl flooring and door to hallway.

Living Room (L Shaped) 23'5" max x 13'6" max (7.14m max x 4.11m max)
Double glazed window to front, carpet, two pendant lights, under stairs cupboard housing fuse box and electric and gas meter. Power points, radiators, electric fire set within the fire surround.

Kitchen 8'8" 7'10" (2.64m 2.39m)
Fitted with a range of wall and floor units that are finished with wood effect cabinetry and complementary worktop. Stainless steal sink with drainer and mixer tap. Indesit cooker with concealed extractor over, space and plumbing for washing machine and tumble dryer. Double glazed window overlooking the rear garden, power points and cupboard housing boiler. Laminate flooring and part tiled walls.

Conservatory 10' x 6'2" (3.05m x 1.88m)
Double glazed windows to two sides overlooking the garden. Tiled flooring, double doors to garden, power points and light.

Landing 10'9" x 3' (3.28m x 0.91m)
Carpet, pendant light, loft latch, airing cupboard with shelving and hot water cylinder.

Bedroom One 11'3" x 10'4" (3.43m x 3.15m)
Fitted wardrobes and cupboards over bed, radiator, carpet, power points and a double glazed window over looking rear garden. TV point, pendant light and built in double wardrobe with shelving.

Bedroom Two 13' x 8'6" (3.96m x 2.59m)
Double glazed windows, carpet, pendant light, radiator, power points and built in wardrobe.

Bedroom Three 7'11" x 6'3" (2.41m x 1.91m)
Built in cupboard, double glazed window, dual aspect, radiator, power points, pendant light and carpet.

Wet Room 5'11" x 5'6" (1.80m x 1.68m)
This space has fully tiled walls and vinyl flooring. An electric Triton shower, radiator, chrome towel rail, corner bathroom cupboard, bathroom light, obscured double glazed window to rear. Toilet and sink.

Rear Garden
Patio doors leading out to southerly facing garden with patio that has a pathway to the side gate and metal shed. Area laid to lawn, wooden shed, Perspex greenhouse, outside sockets, close board fencing and outside lights.

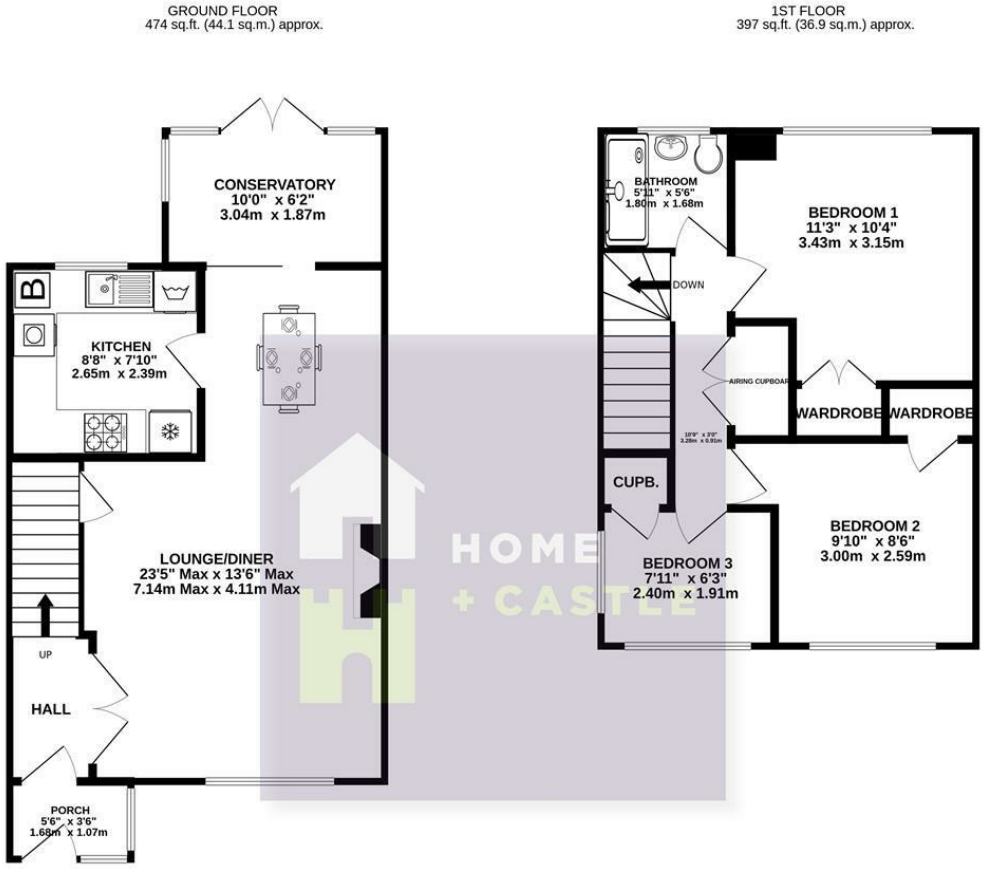
Garage in Block
Up and over door.

Additional Information
EPC Rating - Awaited

Council Tax - C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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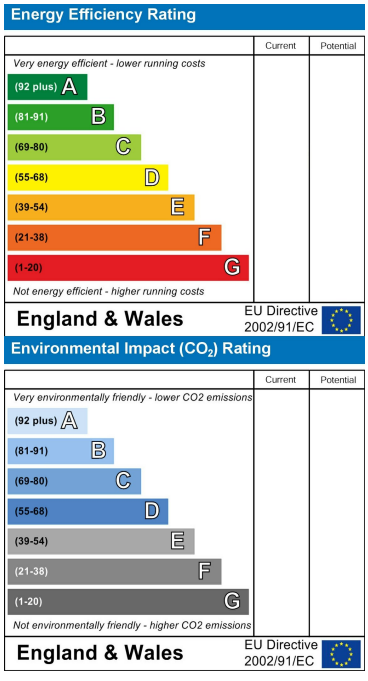
Area Map

Energy Efficiency Graph



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