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Taylor Engley



10 Avard Crescent, Old Town, Eastbourne, BN20 8TU

Price £310,000 Freehold

Taylor Engley are pleased to bring to the market, this extremely well presented three bedroom end of terrace house. The property is set within larger than average, well maintained gardens to front, side and rear, with off road parking to front. Benefits include gas fired central heating, sealed unit double glazing and local shops and schools are within walking distance. EPC = C



*** ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * LOUNGE * KITCHEN/DINER * THREE BEDROOMS * BATHROOM * GARDENS TO FRONT, SIDE AND REAR * OFF ROAD PARKING ***

This property is located in the highly favoured Old Town area, offering good local schools, shops, parks and Downland walks.



ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed window to side, understairs storage cupboard.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, double glazed window to side.

LOUNGE

13'6 x 12'11 (4.11m x 3.94m)

Double glazed window with outlook to front.

KITCHEN/DINER

KITCHEN AREA

11'9 x 9'7 (3.58m x 2.92m)

Fitted with a range of cupboards and drawers, space for fridge freezer, space and plumbing for washing machine, built-in electric oven and hob with extractor hood over, one and a half bowl sink unit, double glazed window overlooking the rear garden, door to garden.

DINING AREA

9'7 x 8'6 (2.92m x 2.59m)

Large double glazed window overlooking the rear garden.

From the entrance hall, stairs rise to the first floor landing, with double glazed window to side.

BEDROOM ONE

12'11 x 10'1 (3.94m x 3.07m)

Feature fireplace surround, double glazed window with outlook to front, built-in cupboard.

BEDROOM TWO

14'1 x 9'9 (4.29m x 2.97m)

Double glazed window with outlook to rear, built-in wardrobe recess.

BEDROOM THREE

9'7 x 6'9 (2.92m x 2.06m)

Built-in cupboard, double glazed window to side.

BATHROOM

Suite comprising bath with shower over, low level WC, washbasin, double glazed window to side.

PARKING

Driveway parking to front.

GARDEN

Mainly laid to lawn, patio areas, brick store, timber shed, well stocked flowerbeds, outside tap, mature trees, gate to front.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

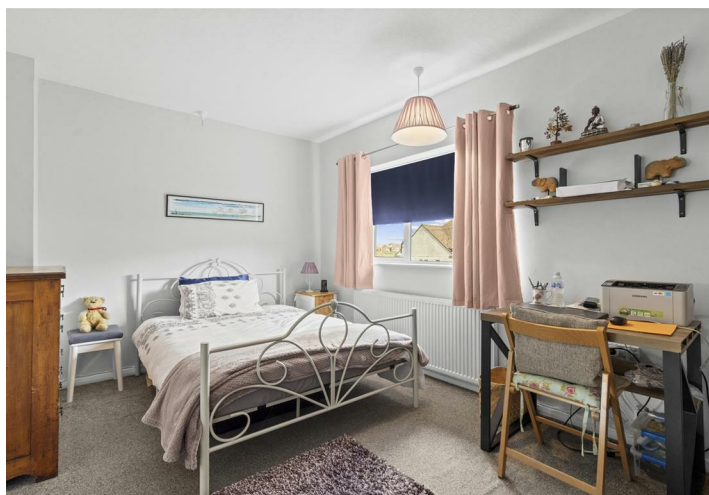
Council Tax Band B.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

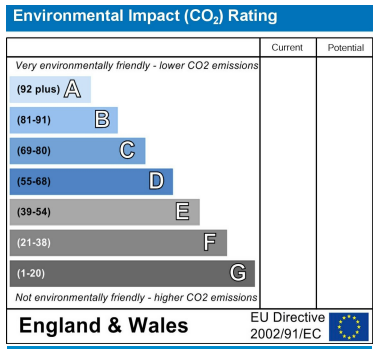
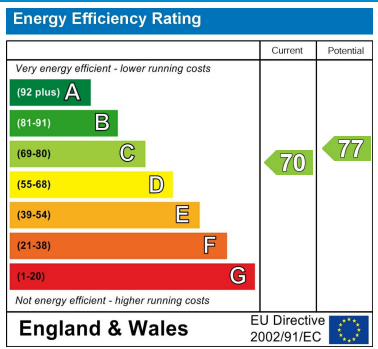
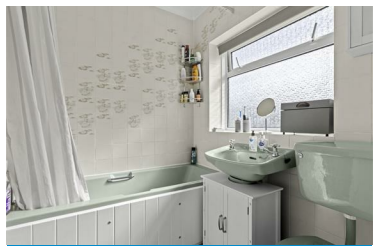








GROSS INTERNAL AREA
TOTAL 86 m²/921 sq ft
FLOOR 1: 43 m²/466 sq ft, FLOOR 2: 43 m²/465 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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