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32 South Avenue, Eastbourne, East Sussex, BN20 8PD
Asking Price £450,000 Freehold

An opportunity arises to acquire this well presented and much improved FOUR BEDROOMED SEMI-DETACHED HOME, located in the popular Old Town area of Eastbourne. This extended property is considered to provide ideal family accommodation, which is arranged over three floors and benefits from gas fired central heating and double glazed windows. Features include spacious living room, fitted kitchen/breakfast room/family room, ground floor wc, principle bedroom with en-suite and a separate shower room. Outside, there is off road parking for two cars and attractive corner plot gardens with a cabin. EPC=D.



The property occupies a convenient location within the Old Town area, being within close proximity to local shops in Green Street and Victoria Drive. Bus services serve the Old Town district and schools for most age groups are within a one mile radius. Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** CONVENIENT OLD TOWN LOCATION * WELL PRESENTED AND EXTENDED ACCOMMODATION * SPACIOUS LIVING ROOM * KITCHEN/BREAKFAST ROOM/FAMILY ROOM * GROUND FLOOR W.C * FOUR BEDROOMS * EN-SUITE BATHROOM & SEPARATE SHOWER ROOM * CORNER PLOT GARDENS WITH CABIN * OFF ROAD PARKING FOR TWO CARS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Built-in cabinets, understairs storage cupboard housing Baxi gas fired boiler, downlighters.

Cloakroom
Low level wc, wash hand basin set into cabinet and having tiled splash back, downlighter, radiator, tiled floor.

Living Room
21'10 max x 13'1 (6.65m max x 3.99m)
(21'10 including depth of chimney breast x 13'1 widening to 13'4 max into bay window).
Spacious room with out look to front and doors to garden area, three radiators, fitted window shutters to front.

Kitchen/Breakfast Room/Family Room
21'11 max x 15'9 max (6.68m max x 4.80m max)
(Irregular shaped room, maximum measurements provided include depth of fitted units)
Feature room with Bi fold doors to rear and side providing access to an attractive small sitting space to the rear and also onto the corner plot garden, range of base units, quartz worktops with inset sink unit and Quooker tap over, breakfast bar, integrated appliances include, Induction hob, eye level oven with microwave oven over, larder style fridge. larder style freezer, dishwasher, space and plumbing for washing machine, space for tumble dryer, fitted bin unit, tiled floor with under floor heating, two skylight windows, downlighters, feature exposed brick wall which continues outside into the rear sitting area.

Stairs rising from entrance hall to:

First Floor Landing

Bedroom 2
12'2 10'11 max (3.71m 3.33m max)
(10'11 max including depth of chimney breast)
Radiator, window to front with fitted window shutters.

Bedroom 3
11'6 max 10'7 (3.51m max 3.23m)
Radiator, window to front with fitted window shutters.

Bedroom 4
10'10 x 8' (3.30m x 2.44m)
Radiator, window to rear with fitted window shutters.

Shower Room
Spacious tiled shower cubicle with rainfall and hand held shower fitments, was hand basin set into cabinet, heated mirror, tiled floor, window to rear.

Separate Wc
Low level wc, radiator, window to rear.

Stairs rising to:

Second Floor Landing
Feature window with outlook to side, built-in cupboard.

Bedroom 1
13'8 max x 12' (4.17m max x 3.66m)
Range of built-in cupboards, radiator, two Velux windows to front and window to rear.

En-Suite Bathroom
Jacuzzi style bath with tiled surround and ceiling mounted rainfall style shower fitment over, glazed circular wash hand basin, low level wc with concealed cistern, tiled floor with under floor electric heating, corner window.

Driveway Parking
Situated at the front of the property for two cars.

Corner Plot Garden
Attractive corner plot gardens situated to the side of the property, spacious patio and decking area, area laid to Astro turf and borders with some mature shrubs, feature cabin 15'6 x 9'5 (4.72m x 2.87m) with light and power, adjacent timber store, further timber store to the rear of the property, outside tap, gate opening to driveway parking.

COUNCIL TAX BAND:
Council Tax Band -'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.



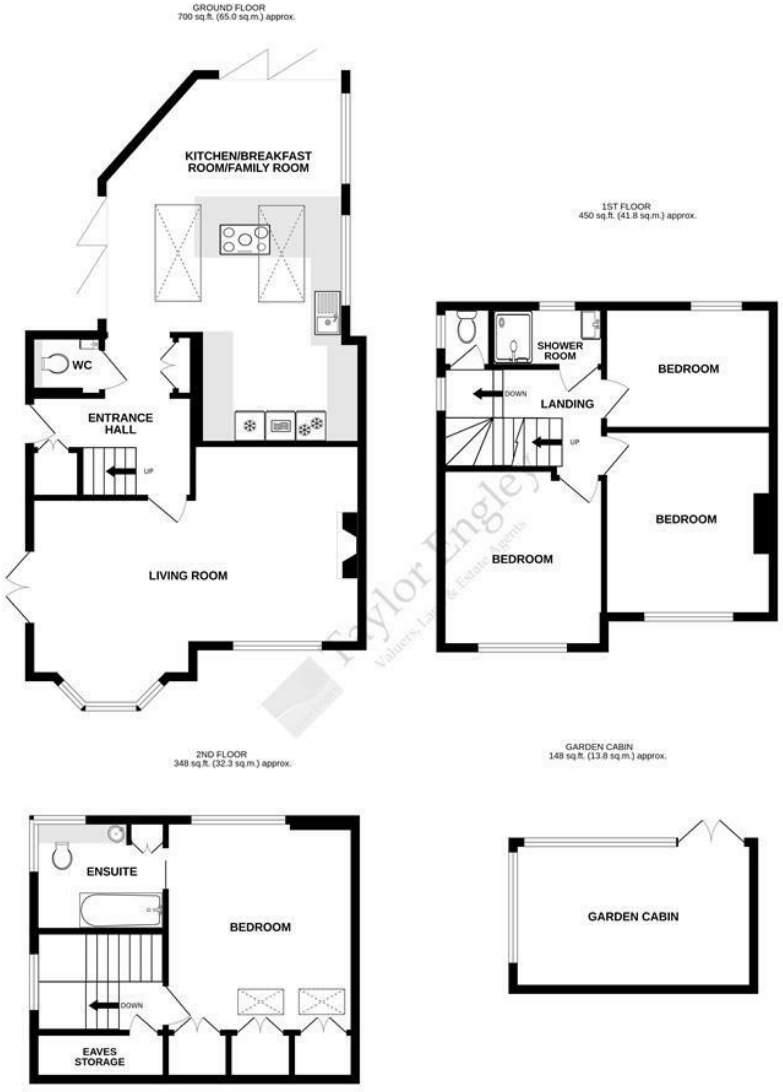






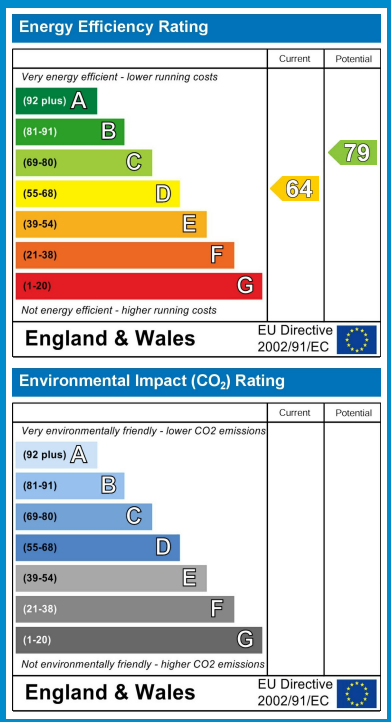

COVENT GARDEN WC2





TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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