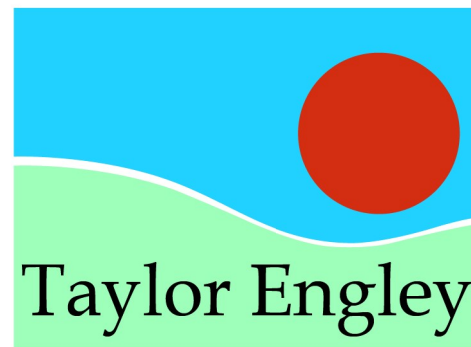


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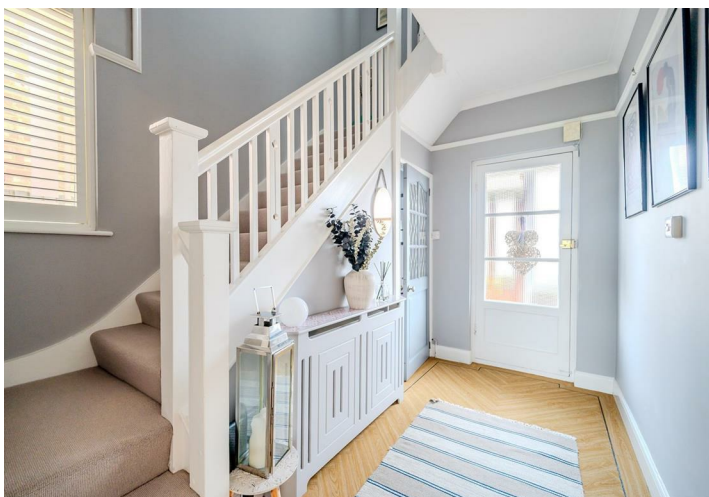
71 Astaire Avenue, Roselands, Eastbourne, East Sussex, BN22 8UR
Guide Price £450,000 Freehold

Taylor Engley are delighted to offer to the market this **ATTRACTIVE THREE BEDROOMED BAY FRONTED SEMI-DETACHED HOME**, located in the popular Roselands area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room, spacious and well appointed kitchen/dining room, conservatory, three first floor bedrooms - the principal bedroom being bay fronted, bathroom, off road parking to front and a rear garden extending to approximately 120' in depth. EPC = C



The property is ideally located in the Roselands district of Eastbourne being within easy access of junior and infant schools. Bus services serve the local area whilst Eastbourne's town centre is approximately one and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** SPACIOUS THREE BEDROOMED SEMI-DETACHED HOME * POPULAR ROSELANDS LOCATION *
 GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * BAY FRONTED SITTING ROOM *
 SPACIOUS AND WELL APPOINTED KITCHEN/DINING ROOM * DOUBLE GLAZED CONSERVATORY
 * THREE BEDROOMS - THE PRINCIPAL BEDROOM BEING BAY FRONTED * CLOAKROOM *
 BATHROOM * OFF ROAD PARKING TO FRONT * REAR GARDEN EXTENDING TO APPROXIMATELY
 120' IN DEPTH ***



The accommodation

Comprises:

Front door opening to:

Porch

Door opening to:

Entrance Hall

Spacious entrance hall having radiator with cover, picture rail and window to side with fitted shutters.

Cloakroom

Low level wc, wash hand basin with mixer tap set into cupboard unit, radiator, window to side.

Door from entrance hall to:

Sitting Room

14'11 max into bay x 12' max (4.55m max into bay x 3.66m max)

(12' max including depth of chimney breast)

Attractive bay fronted room with fitted window shutters, period style tiled fireplace, picture rail.

Kitchen/Dining Room

20'7 max x 13'6 max (6.27m max x 4.11m max)

(Maximum wall to wall measurements including depth of fitted units)

Spacious and well appointed, comprises work surface with upstand, inset deep glazed sink unit, range of base and wall mounted cupboards, Neff electric fan assisted oven with cupboard below, Neff microwave oven with cupboard over, Neff induction hob incorporating extractor fan, Neff dishwasher, Neff washing machine, integrated fridge/freezer, wine cooler, wall mounted cupboard housing Vaillant gas fired boiler, radiator, further range of base and wall mounted cupboards in dining area, downlighters, door to side, window to rear, double doors from dining area to conservatory.

Conservatory

9'1 max x 8'7 max (2.77m max x 2.62m max)

(Maximum measurements taken to doors)

Having light and power overlooking rear garden and having doors opening to adjacent decking area.

Stairs rising from entrance hall to:

First Floor Landing

Fitted window shutters, radiator, loft hatch to roof space.

Bedroom 1

15'6 max into bay x 10'2 (4.72m max into bay x 3.10m)

(10'2 to wardrobe cupboard front)

Feature bay window having fitted window shutters, two double built-in wardrobe cupboards with cupboards over, radiator.

Bedroom 2

13'7 x 11' max (4.14m x 3.35m max)

(11' max including depth of chimney breast)

Fitted window shutters, radiator, outlook to rear.

Bedroom 3

9'3 max x 9'3 max (2.82m max x 2.82m max)

Airing cupboard housing cylinder and shelving, radiator, window to rear with fitted window shutters.

Bathroom

Shaped bath with shower over and shower screen, tiled surround, wash hand basin with mixer tap set into cupboard unit, low level wc, part tiled walls, tiled floor, downlighters, two windows to side.

Outside

Off Road Parking

Block paved off road parking to front.

Rear Garden

Considered to be a feature of the property extending to approximately 120' (36.58m) in depth. To the immediate rear of the property there is an area of raised decking with inset lighting and chrome and glazed balustrade, to the side of the property there is an outside tap and integral store cupboard, steps from the decking area lead down to the garden level, which has a patio area leading onto lawned gardens where there are some shrubs and a timber shed.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

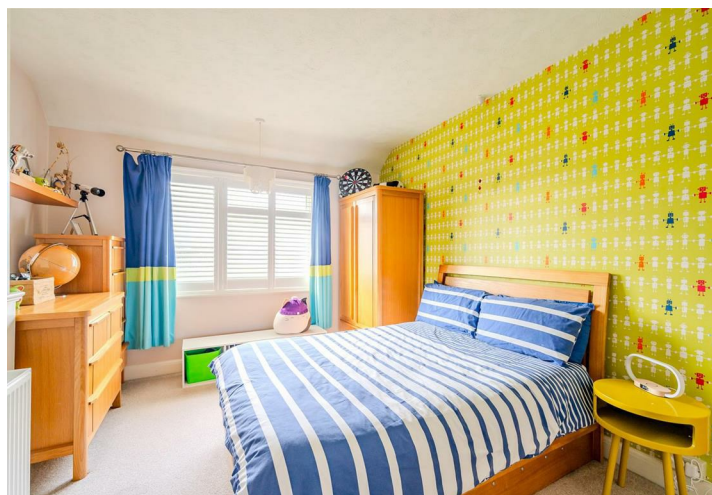
www.checker.ofcom.org.uk

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.

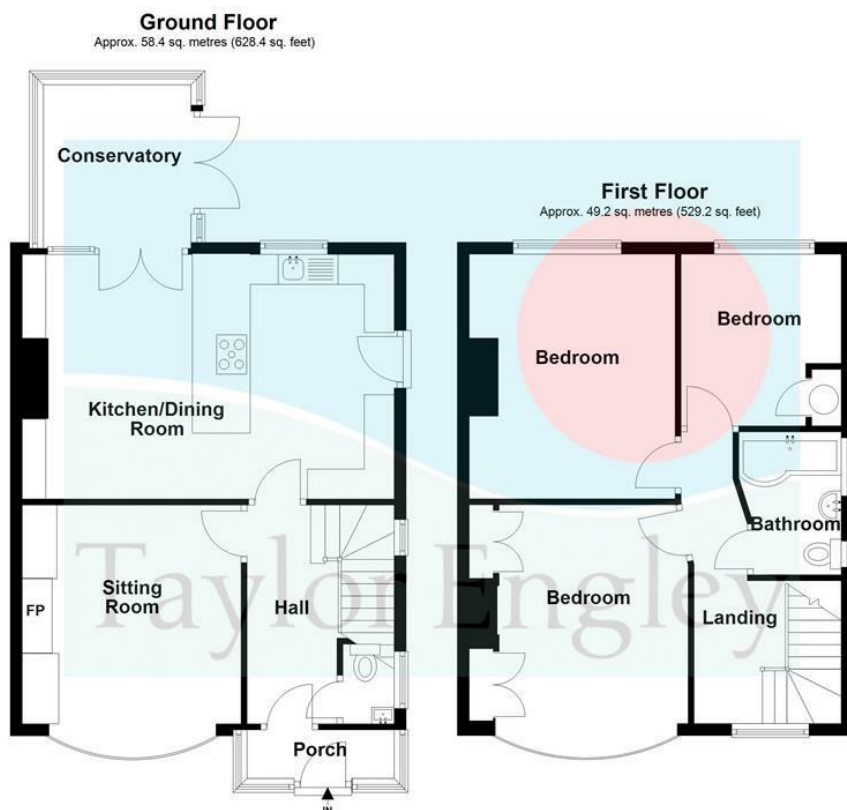
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



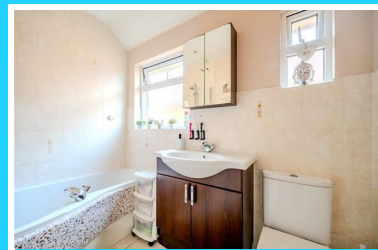






Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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

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

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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750