



This modern three-bedroom semi-detached family home is exceptional in its presentation and has been updated and reconfigured by the current owner to provide such a spacious, well thought out flexible family home, and being offered to the market CHAIN FREE.

**Guide Price £375,000-£385,000 | Freehold**



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Situated in a convenient position in the popular Langney Point area in Eastbourne the property offers ideal accommodation, and position for young and growing families with all local amenities including shops, primary and secondary schools, and downsizers who wish to enjoy the seafront, Sovereign Centre Leisure Centre and the popular Shinewater Park and Nature Reserve all within close proximity and is well served for bus routes taking you to the town centre. The train station with direct links to London Victoria, Gatwick, Brighton and Hastings is also within easy reach.

The benefits to the property include double glazing and gas central heating throughout, a westerly rear garden and ample off road parking, and the accommodation on offer comprises of, entrance hallway with downstairs W.C, through to the hallway with hard wearing vinyl flooring which matches through to the reception room and kitchen. The rear aspect lounge/dining room is an impressive 19ft7 wide and opens to the rear garden.

The kitchen is superbly equipped with modern units and plumbing for dishwasher and washing machine, and the garage has been converted to provide a useful space for an office, or ground floor bedroom.

Upstairs from the generous landing are three good sized bedrooms, two being doubles and one single, plus the stunning refitted bathroom with modern design features to include a separate shower cubicle and claw footed free standing bath. The garden to the rear is low maintenance laid to lawn and paved patio areas and the front offers ample parking.

**Entrance Hall-** Double glazed door to side. Hardwearing vinyl flooring. Radiator. Glazed internal doors. Deep understairs cupboard. Stairs leading to first floor.

**Cloakroom-** Double glazed opaque window to front. Vinyl flooring. Radiator. W.C and wash hand basin with tiled splashback.

**Study/Bedroom Four - 4.83m x 2.36m (15'10" x 7'9")-** Double glazed window to front. Laminate flooring. Inset spotlights. Radiator. Telephone point and TV point.

**Lounge/Diner - 5.97m x 3.23m (19'7" x 10'7")-** Double glazed window and patio doors to rear. Wood flooring. Coving features. Radiator.

**Kitchen-** Double glazed window to front. Vinyl flooring. Boiler. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Fully fitted with a range of wall and base units comprising of double electric oven. Work surfaces with inset stainless steel 1 1/2 sink and drainer unit with splashback and 5 burner gas hob.

**First Floor Landing-** Loft access, being 3/4 boarded and insulated.

**Bedroom One - 4.27m x 3.02m (14'0" x 9'11")-** Double glazed window to rear. Radiator.

**Bedroom Two - 3.33m x 2.87m (10'11" x 9'5")-** Double glazed window to rear. Built in wardrobes. Radiator.

**Bedroom Three - 2.84m x 2.69m (9'4" x 8'10")-** Double glazed window to front. Radiator.

**Bathroom-** Vinyl flooring. Partially tiled walls. Inset spotlights. Radiator. White suite comprising of freestanding claw footed bath with mixer taps, shower cubicle with tiled enclosure, W.C and wash hand basin with vanity unit.

**Rear Garden-** Mainly laid to lawn with patio area. Mature trees and shrubs and flowers beds and borders. Fencing surround and gated side access.

**Driveway**

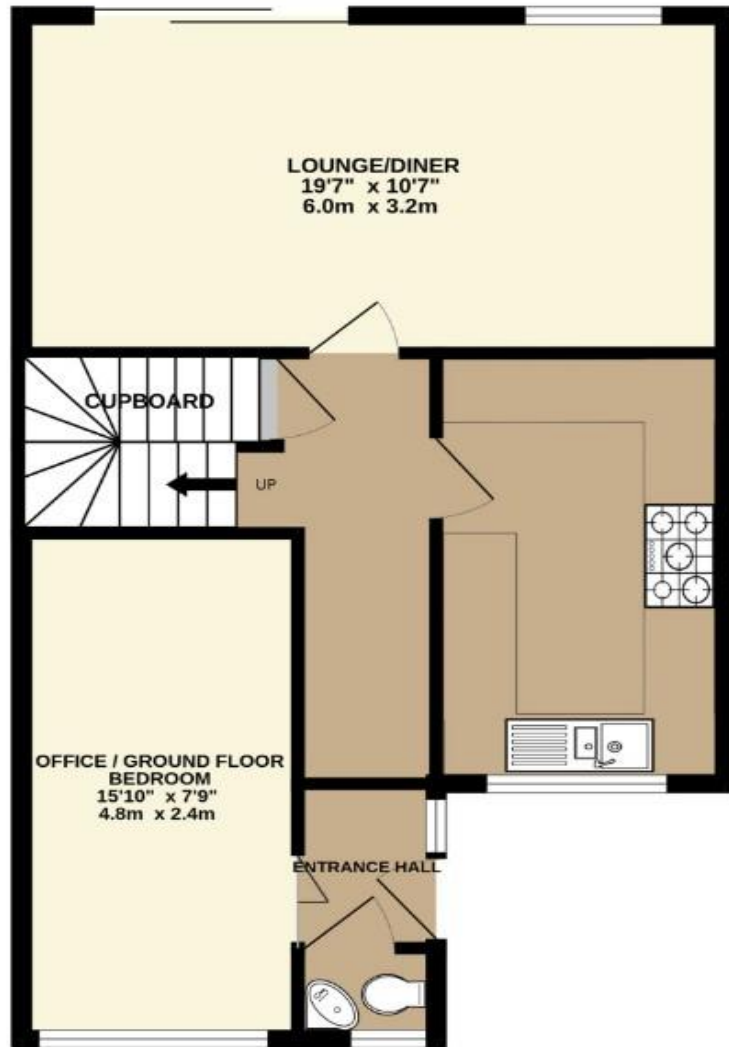
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**

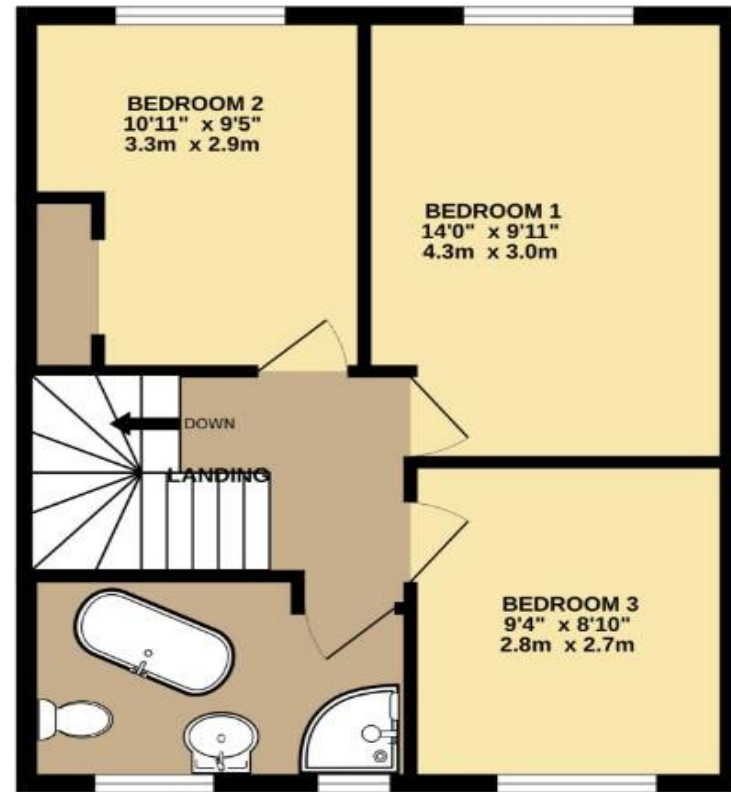


We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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