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## 51 ST ANTHONYS AVENUE, EASTBOURNE

**GUIDE PRICE £450,000 FREEHOLD**

Accommodation: Extended Semi-Detached House, Four Bedrooms Three Reception Rooms, Entrance Hall, Cloakroom, Double Glazed Windows, Gas Central Heating, Rear Garden, Off Road Parking.

A home you will likely fall in love with backing onto fields to the rear with views towards the South Downs this well-proportioned family home is considered in our opinion to be in excellent decorative order throughout including character features plus wooden flooring and doors. The property offers generous accommodation plus 82' rear garden to enjoy all year round. A viewing is essential so don't delay call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

Steps up to Canopied entrance with exterior light, UPVC door with double glazed panels to:

## GROUND FLOOR

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### Entrance Hall

Wood flooring, double glazed window to front, staircase to first floor with understairs storage cupboard and venting for tumble dryer, radiator:



### Inner Hallway

Wood flooring, partly coved ceiling, recessed spot lighting:

### Cloakroom

Motion sensor light, partly tiled walls, low level WC, radiator, wall mounted wash hand basin, extractor fan, wood flooring:

### Lounge

4.71m (15'5") into bay window x 3.64m (11'11")

Double glazed bay window to front, double glazed window to side, feature fireplace, walk in storage cupboard with double glazed window to side, radiator, coved ceiling:





### Family Room

3.64m (11'11") reducing to 2.42m (7'11") x 3.63m (11'11") max

Radiator, archway to dining area, partly coved ceiling:



### Dining/Breakfast Room

6.34m (20'9") x 2.56m (8'4")

Double glazed French doors to rear, double glazed windows to rear & side, wooden flooring, range of base unit's cupboards & drawers with wooden work surfaces over, under unit lighting, breakfast bar, inset sink & drainer, integrated fridge, two radiators, coved ceiling, opening onto kitchen:



## Kitchen

### 3.63m (11'11") x 2.80m (9'2")

Fitted with a range of base and eye level units with under unit lighting, wooden worktop space over fitted electric oven, inset five ring gas hob with extractor hood above, twin bowl inset sink, plumbing for washing machine, integrated dishwasher, partly tiled walls, wood flooring, recessed spot lighting, double glazed window to side, space for fridge freezer, wall mounted gas boiler:



## FIRST FLOOR

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### First Floor Landing

Wall uplighters, Loft access with drop down ladder to partially boarded loft space:

### Bedroom 1

4.70m (15'4") into bay window x 3.19m (10'5") plus alcove

Double glazed bay window to front, radiator, part picture rail:



## **Bedroom 2**

4.25m (13'11") into bay window x 3.66m (12'0")

Double glazed bay window to rear, radiator, picture rail:



## **Bedroom 3**

2.55m (8'4") plus door recess x 2.81m (9'2")

Double glazed window to rear, radiator, picture rail:



## **Bedroom 4**

2.63m (8'7") x 2.19m (7'2")

Double glazed window to front, radiator, part picture rails, single & double storage cupboards above stairs:



## **Bathroom**

Comprising panelled bath with wall mounted shower water fall style shower, glass shower screen, pedestal wash hand basin, low-level WC, double glazed window to side, tiled walls, laminate flooring, radiator:



## **Outside**

### **Front Garden**

Off Road Parking

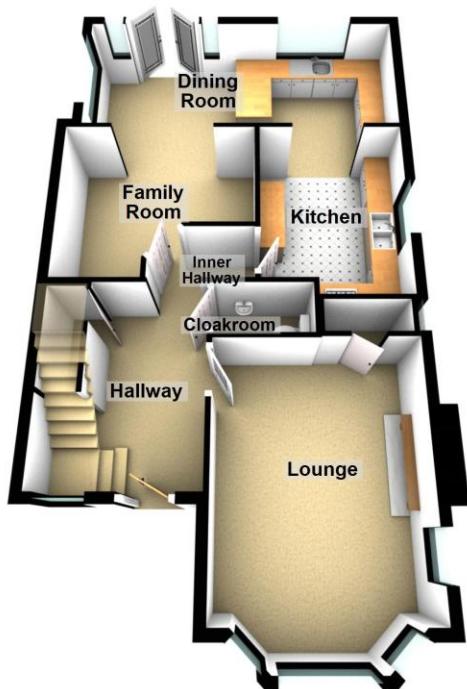
### **Rear Garden**

25.0m (82'0") x 6.40m (20'11")

Fencing to sides & rear, lawn, decking, side access, outside socket, exterior light, outside tap:



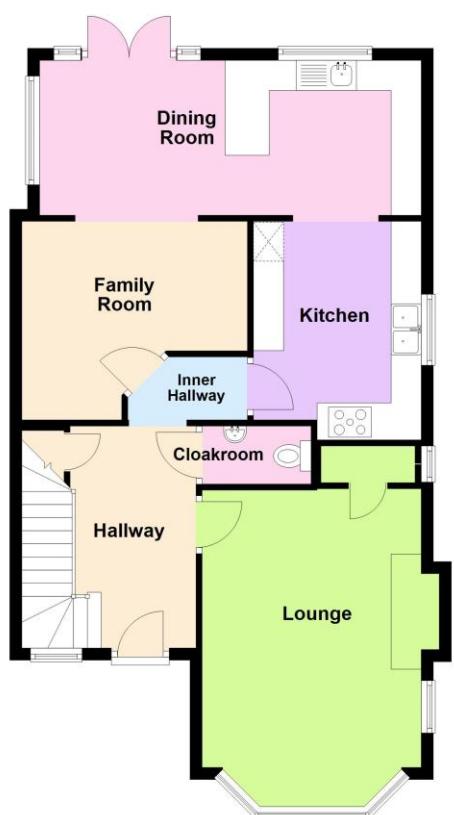
Ground Floor



First Floor



Ground Floor



First Floor



AWAITING EPC

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be happy to recommend one. 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:** [\*\*\(VISIT OUR WEBSITE FOR MORE INFORMATION\)\*\*](#):

#### **THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

#### **THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

#### **THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

#### **PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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