

Freehold

 3 Bedroom 1 Reception 1 Bathroom**£255,000**

## 52 Maywood Avenue, Eastbourne, BN22 0TN

A CHAIN FREE 3 bedroom terraced house situated in Hampden Park. Having undergone some improvement the house offers spacious accommodation comprising of refitted kitchen, lounge/dining room, ground floor cloakroom, double glazing and a combination of replacement electric radiators and ceiling heating. The rear garden leads to a garage and spacious workshop and the driveway to the front provides off road parking for two cars. An internal inspection comes highly recommended.



**Main Features**

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Rear Garden
- Large Workshop
- Garage & Driveway
- CHAIN FREE

**Entrance**

Entrance porch with frosted double glazed window and built in cupboard. Door to-

**Entrance Hallway**

Two built in cupboards. Electric radiator. Stairs to first floor. Door to-

**Ground Floor Cloakroom**

Low level WC with concealed cistern. Vanity unit with cupboard below and inset wash hand basin and mixer tap. Part tiled walls. Frosted double glazed window.

**Lounge**

16'6 x 13'2 (5.03m x 4.01m)

Coved ceiling. Electric radiator. TV point. Built in understairs cupboard. Double glazed window and door to garden.

**Fitted Kitchen**

11'10 x 8'10 (3.61m x 2.69m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built in electric hob and oven. Stainless steel extractor cookerhood. Integrated fridge and freezer. Plumbing and space for washing machine. Part tiled walls. Coved ceiling. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing:**

Loft hatch (not inspected). Airing cupboard housing hot water cylinder. Electric radiator.

**Bedroom 1**

11'11 x 10'7 (3.63m x 3.23m)

Double glazed window to front aspect. Built in double wardrobe. Electric radiator. Coved ceiling.

**Bedroom 2**

11'5 x 10'6 (3.48m x 3.20m)

Double glazed window to rear aspect. Built in double wardrobe. Electric radiator.

**Bedroom 3**

7'11 x 7'8 (2.41m x 2.34m)

Double glazed window to rear aspect. Coved ceiling.

**Modern Shower Room/WC**

White suite comprising of corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin and chrome mixer tap with cupboards below. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

**Outside**

The rear garden offers a high level of seclusion with an area of lawn and patio with flower beds. To the rear of the garden is a large workshop.

**Workshop**

21'5 x 9'3 (6.53m x 2.82m)

Power and light. Door to-

**Garage**

Up and over door. Power and light.

**Parking**

To the front is a block paved driveway providing off road parking for several vehicles.

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