



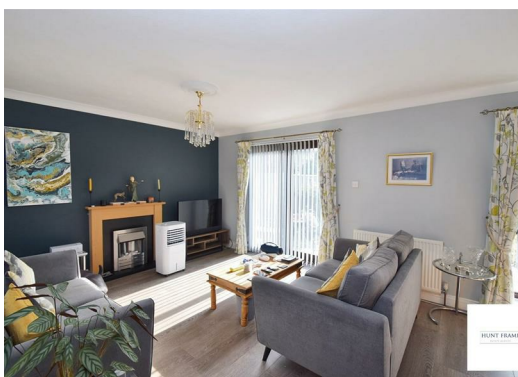
11 Ayscue Close, Eastbourne, BN23 6HE

Price Guide £375,000



SPACIOUS, SEMI-DETACHED FAMILY HOME located in a highly sort after position with well presented accommodation that benefits from a REFITTED KITCHEN, DOUBLE RECPTION and SEPARATE WC to the ground floor with the first floor being no less impressive with THREE DOUBLE BEDROOMS and FAMILY BATHROOM.

The property is within close proximity to both primary and secondary schools, local shops and amenities, bus routes and is also a stone's throw away from the beach! The Sovereign Harbour and marina with it's numerous bars and restaurants is also within walking distance.



ENTRANCE

Enclosed entrance porch with double glazed windows to the side and front elevations with a UPVC, glazed entrance door, tiled entrance, wooden, glazed door into the hallway.

HALLWAY

Large under stairs storage cupboard, wood affect laminate flooring, radiator, staircase rising to the first floor, doors off to the separate WC, reception room and kitchen.

DOUBLE RECEPTION

21'1 x 11'11 (6.43m x 3.63m)
Double reception with sitting and dining areas with UPVC double glazed windows overlooking the rear elevation and gardens with UPVC sliding patio doors overlooking and giving access to the gardens as well, wood affect laminate flooring, two radiators, wooden fireplace surround with mantle and a inset electric fire.

KITCHEN

11'8 x 9'10 (3.56m x 3.00m)
Refitted in Summer 2023 with an extensive range of floor standing and wall mounted units with quartz effect working surfaces, inset one and a half bowl sink unit with mixer tap and drainer, matching up stands, Integrated washer/dryer, integrated fridge/freezer, eye level Neff electric oven with matching four ring induction hob to the side with a canopied stainless steel extractor above with a glass splashback, deep pan drawers and corner carousel units, breakfast bar area, radiator, UPVC double glazed window to the front elevation, vinyl flooring.

SEPARATE WC

Comprising of a low-level WC with a wall mounted wash hand basin, part tiling to walls, radiator, UPVC double glazed window to the side elevation, tile affect flooring.

LANDING

Staircase rising to the first floor, UPVC double glazed window on the half landing, main landing with loft access, radiator and airing cupboard, doors off to the three double bedrooms and bathroom.

BEDROOM 1

10'8 x 10'2 (3.25m x 3.10m)
UPVC double glazed window to the rear elevation, radiator, fitted double wardrobes with smoked glazed sliding doors to the front, additional fitted single wardrobe.

BEDROOM 2

10'10 x 9'9 (3.30m x 2.97m)
UPVC double glazed window to the front elevation, fitted double wardrobe with smoke glazed sliding doors to the front.

BEDROOM 3

12'0 x 10'3 (3.66m x 3.12m)
UPVC double glazed window to the rear elevation, radiator, fitted double wardrobe.

FAMILY BATHROOM

9'3 x 7'7 (2.82m x 2.31m)
Bathroom suite comprising of a panelled bath with a low-level WC with a concealed cistern, wash hand base set in a vanity unit with cupboards beneath, worktop space with additional cupboards, mirror, part tiling to walls, shower cubicle predominantly tiled with shower unit, tile effect flooring, radiator, dual aspect with UPVC double glazed patterned windows to the side and front elevations.

REAR GARDEN

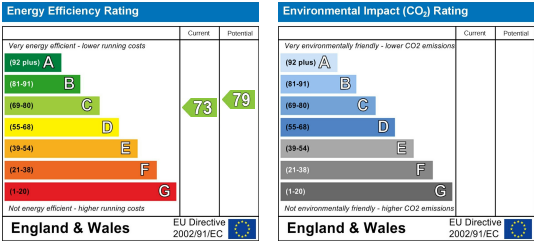
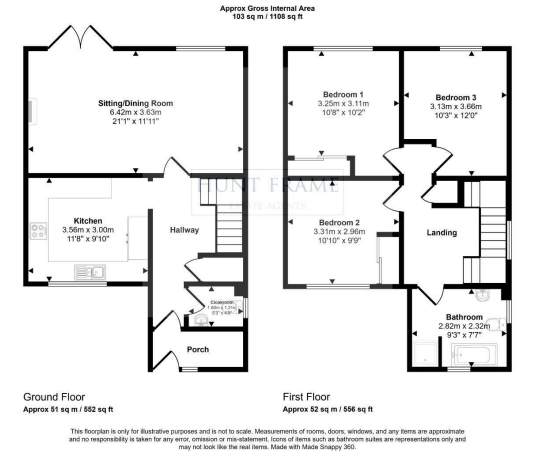
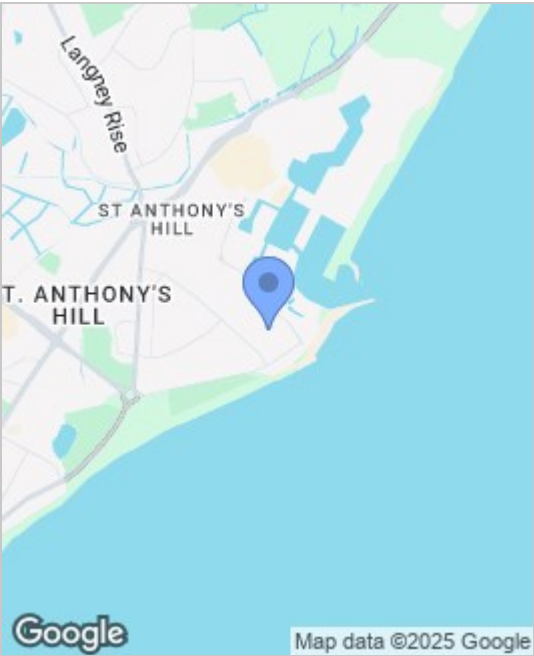
Initially laid with a full width paved terrace with the remainder laid to lawn with fenced enclosed boundaries, gated side access, established trees, shrubs and borders, enjoying a southerly aspect.

FRONT GARDEN

Gravel display area, path to the entrance porch, adjacent driveway and garage.

GARAGE & DRIVEWAY

Up and over door to the front, power and light, personal door to the gardens. Off road parking for a single vehicle.



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