



22 Benbow Avenue, Eastbourne, BN23 6EB

£270,000



CHAIN FREE. Conveniently located within easy reach of local shops in popular Langney Point, is this THREE BEDROOM terraced house with DRIVEWAY PARKING AND INTEGRAL GARAGE. Also comprising a modern fitted kitchen with some integrated appliances, an open plan LIVING/DINING ROOM, double glazed conservatory and family bathroom. Further benefits include double glazing, gas central heating and a low maintenance rear garden.



ENTRANCE HALL

Radiator, wood effect flooring, door to integral garage.

KITCHEN/BREAKFAST ROOM

11'5" x 7'1" (3.49 x 2.17)
Double glazed window to front. Fitted with a range of wall and base mounted units with worksurfaces and breakfast bar with tiled splash backs and single drainer stainless steel sink unit. Fitted electric oven and gas hob with extractor over. Plumbing point for washing machine, integrated dish washer and refrigerator. Wall mounted gas boiler.

LIVING/DINING ROOM

18'1" x 17'11" (5.53 x 5.47)
Double glazed window and patio door to conservatory, wood effect flooring, two radiators, storage cupboard. Stairs to first floor.

CONSERVATORY

15'4" x 8'10" (4.69 x 2.70)
Of double glazed construction with French doors to rear garden. Two radiators, wall lights and power points.

First floor landing

Linen cupboard, loft access.

BEDROOM 1

10'3" x 10'0" (3.14 x 3.05)
Double glazed window to front, radiator.

BEDROOM 2

11'4" x 10'3" (3.47 x 3.13)
Double glazed window to rear, radiator.

BEDROOM 3

8'1" x 7'7" (2.48 x 2.33)
Double glazed window to rear, radiator.

BATHROOM

7'5" x 5'4" (2.28 x 1.64)
Double glazed window to front. Fitted with a white suite comprising panelled bath with shower, hand basin, low flush wc. Heated towel rail, part tiled walls.

INTEGRAL GARAGE

16'4" x 7'6" (5.00 x 2.31)
With up & over door, power and light, gas and electricity meters and electricity consumer unit.

DRIVEWAY

Providing off road parking in front of the

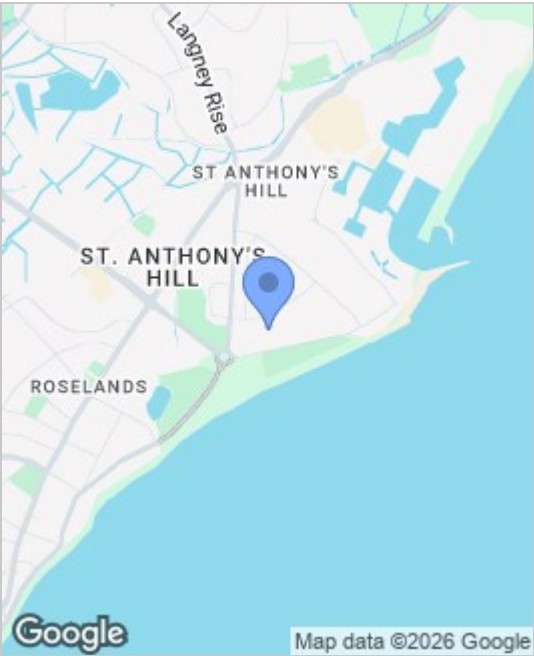
garage, with a small area of lawn to the side.

REAR GARDEN

Decking and artificial lawn, fenced with gate to the rear.

AGENTS NOTE

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

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