



**Apartment 8**  
**4 The Avenue, Eastbourne**  
**£244,950**

**Rager & Roberts**

## An outstanding development of 11 apartments by the award winning Fivewalk Homes. Situated close to the town centre and walking distance from the railway station.

communal entrance hall • passenger lift • reception hall • sitting/dining room • kitchen area communicating on the open plan  
master bedroom with en suite shower room/wc • second bedroom • bathroom/wc • gas fired central heating • double glazing • communal grounds

### TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

### OLD TOWN OFFICE

117 Green Street  
Eastbourne BN21 1RS  
Tel: 01323 419911  
Fax: 01323 641941

### ALFRISTON

1 North Street  
Alfriston BN26 5UG  
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**website:** www.ragerroberts.co.uk

### Description

An outstanding development of 11 apartments by the award winning Fivewalk Homes. Situated close to the town centre and walking distance from the railway station. Each apartment has integrated kitchens and luxurious bathrooms/shower rooms. Only an inspection will convey the high specification, merit and appeal of these apartments.

### Location

The property is enviably situated within one of the most sought after areas of the town immediately to the north of the town centre and the main shopping thoroughfare with the seafront and its scenic gardens just beyond. Devonshire Park theatre and the Congress theatre are also a short distance away. Sporting facilities in the Eastbourne area include 3 principal golf courses and there are main line rail services to London Victoria and to Gatwick.

Front door to **Communal Entrance Lobby** with video entry phone system, passenger lift and stairs to all floors.

Front door to

### Reception Hall

with video entry phone system, deep storage cupboard housing the gas fired boiler.

### Sitting/Dining Room

30'x 15'7" (9.14mx 4.75m) (please note these are the maximum approximate measurements of the irregular shaped room and include the kitchen area) westerly views to the downs, radiator.

### Juliet Balcony

### Kitchen Area

(communicating on the open plan with sitting/dining room) newly equipped with range of working surfaces with soft closing drawers and cupboards below and matching range of wall cabinets over, one and a half bowl sink unit with mixer tap, integrated appliances include the AEG eye level electric fan double oven and microwave, gas hob with filter hood over, dishwasher, washing machine, vinyl flooring.

### Bedroom 1

12' x 11'2" (3.66m x 3.4m) with radiator, door to

### en suite Shower Room

with white suite comprising large shower unit, wc, wash basin set into vanity unit with drawers below, heated towel rail, extractor.

### Bedroom 2

12'x8'2" (3.66mx2.5m) with radiator.

### Bathroom

with white suite comprising panelled bath with shower over, wc, wash basin set into vanity unit with drawers below, heated towel rail, extractor.

### Outside

There are well maintained communal gardens.

### Tenure

Leasehold

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.