



52 Aylesbury Avenue  
Eastbourne, BN23 6EJ  
Guide price £300,000



## 52 Aylesbury Avenue

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Phil Hall Estate Agents welcomes to the market this well-presented family home set in a quiet off-road position in the heart of a sought-after residential area. This beautifully maintained three-bedroom semi-detached home on Aylesbury Avenue offers the perfect balance of contemporary style, practical layout, and coastal charm. Ideally situated within walking distance to local schools, a range of shops, and the Eastbourne seafront, the property is a superb opportunity for growing families, downsizers, or professionals looking for comfort, convenience, and lifestyle.

Upon arrival, the entrance hall sets the tone with its clean, neutral décor and leads to all principal rooms on the ground floor, stairs leading to the first floor. Immediately to the right is a cloakroom/WC, ideal for guests and daily use.

To the left, the home opens into a bright and spacious living room/diner – a sociable open-plan space that has been cleverly zoned for comfort and function. The front-facing living area is flooded with natural light thanks to a large double-glazed window, creating a perfect setting for relaxation. The rear dining space comfortably accommodates a full-sized dining table, making it ideal for family meals or entertaining. From here, double glazed French doors lead directly to the rear garden, further enhancing the home's airy, connected feel.

From the dining area, the modern kitchen is stylish and well-equipped with a range of contemporary wall and base units, providing generous storage and worktop space. The kitchen includes an integrated oven and hob with extractor hood, and space for essential appliances such as a slimline dishwasher, washing machine, and a tall fridge/freezer. French doors from the kitchen also open onto the garden, ideal for outdoor dining and easy access during the warmer months.

The first floor boasts three well-sized bedrooms, each offering comfortable accommodation, and a modern bathroom with walk in shower and separate bath.





Guide Price £300,000 to £310,000

#### LOCATION, LOCATION, LOCATION

This property is ideally located in a quiet residential area with a strong sense of community, offering excellent convenience for daily life. Local schools, shops, and parks are all within easy walking distance, making it perfect for families. The beautiful Eastbourne seafront is also just a short stroll away, providing access to scenic walks, beaches, and leisure activities. For commuters and those travelling further afield, the home enjoys easy access to main roads, including the A22 and A259, offering well-connected routes in and out of the town.

Entrance Hall

Ground Floor Cloakroom

Reception Room

24'00 x 11'02 reducing to 9'01 (7.32m x 3.40m reducing to 2.77m)

Living Area

13'10 x 11'03 (4.22m x 3.43m)

Dining Area

10'01 x 9'01 (3.07m x 2.77m)

Kitchen

9'05 x 8'03 (2.87m x 2.51m)

First Floor Landing

Bedroom One

14'02 x 9'11 (4.32m x 3.02m)

Bedroom Two

9'09 x 9'01 (2.97m x 2.77m)

Bedroom Three

8'10 x 7'09 (2.69m x 2.36m)

Bathroom

8'06 x 6'07 max (2.59m x 2.01m max)

Outside

The front garden has been attractively landscaped in a low-maintenance, beach-inspired style, mainly laid with decorative loose stone, creating a clean and welcoming approach to the property.

To the rear, the garden offers a private and sunny outdoor space, fully enclosed and thoughtfully designed for ease of upkeep. A raised wooden deck adjoins the house, ideal for outdoor dining and entertaining, which leads onto a paved patio area providing further seating options. The garden also features a charming corner summer house, perfect for use as a retreat, workspace, or play area. Side access leads conveniently back to the front of the property, and a rear access gate offers the potential to install a set of gates to allow off-road parking for a car or small caravan if desired. In addition to the generous outdoor space, the property also benefits from a garage located in a nearby block, providing secure parking or useful extra storage.

Garage in a Block



## Floor Plan



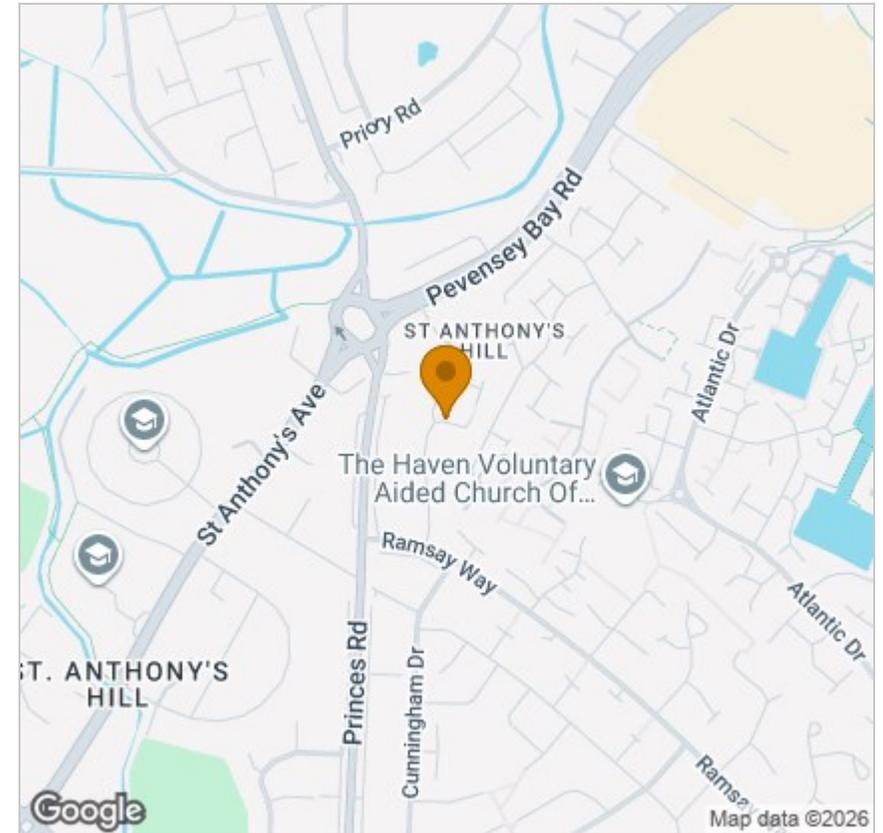
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

