29 Avard Crescent, Eastbourne, East Sussex BN20 8TY

AP
ESTATE AGENTS

This well-proportioned two-double-bedroom home offers an excellent opportunity to secure your new home in the ever-popular Ratton area of Eastbourne, close to Willingdon and Meads and within easy reach of highly regarded local schools. Inside, the layout is more generous than first impressions suggest, providing the kind of flexible space that suits modern living, and simply enjoy a comfortable everyday lifestyle. The rear garden has been designed with ease in mind, featuring low-maintenance decking that enjoys a sunny southerly aspect — a great spot to relax or dine outdoors without the upkeep of a larger plot. The property has been rented in recent years, meaning all essential safety checks and maintenance have been kept up to date, offering reassurance to anyone looking for a solid, well-cared-for home. With its convenient setting, good room sizes and scope to personalise, this house represents a strong opportunity in a desirable part of Eastbourne. Viewing is highly recommended to appreciate the space and potential it offers.

GROUND FLOOR

- HALLWAY
- STORAGE
- SITTING ROOM
- DINING AREA
- KITCHEN
- UTILITY

FIRST FLOOR

- MAIN BEDROOM
- BEDROOM 2
- BATHROOM

Description

AP Estate Agents are delighted to introduce a property that offers a strong opportunity for both investors and first-time buyers. This chain-free home has been well maintained by its current owner, having been previously rented, with all the essential checks and upkeep carried out to ensure it remains a reliable and comfortable place to live. A modern kitchen has been fitted during this time, and the rear garden has been thoughtfully updated with low-maintenance decking that enjoys a sunny aspect — an ideal spot to unwind without the work of a traditional lawn. This is a solid, straightforward home with great potential, and early viewing is encouraged to appreciate what it can offer.

INSIDE THE PROPERTY

The property is entered through a welcoming lobby area, where stairs rise to the first floor and a particularly generous understairs cupboard provides excellent storage — ideal for coats, household items or even appliances. With the right permissions, there may also be potential to create a compact understairs WC, subject to the necessary investigations. The living room is a comfortable, well-proportioned space, arranged in an L-shape to naturally accommodate a dining area at one end. Double-glazed doors open directly onto the rear garden, bringing in plenty of light and creating an easy flow for everyday living. Alcoves on either side of the chimney breast offer scope for shelving or additional storage, and a cleverly placed internal window allows extra light to filter through from the kitchen. The kitchen itself is fitted with white units and a wood-effect worktop, offering ample cupboard and preparation space. There is room for an American-style fridge freezer, space for a freestanding cooker with a capped gas supply behind, and a contemporary grey composite sink with matching tiled splashback. A door leads through to a useful lean-to outbuilding, which houses the boiler and provides plumbing and electrics for a washing machine and dryer, with worktop space above. From here, a further door opens out to the rear garden.

UPSTAIRS

A galleried landing greets you at the top of the stairs, offering a good sense of space and giving access to the loft, which is ideal for storage. Several neighbouring properties have converted their lofts to create an additional bedroom, so this may be an avenue worth exploring, subject to the necessary planning, permissions and suitability of the space. Bedroom One is an excellent size, and in similar layouts locally it has even been reconfigured to create two separate rooms, offering potential for anyone needing a third bedroom, albeit single rooms. The room includes two fitted cupboards, one of which serves as the airing cupboard, and enjoys natural light from its double-aspect windows. Bedroom Two is another comfortable double, complete with a fitted range of wardrobes, shelving and a dressing table, as well as a built-in double cupboard providing both hanging and shelving space. This room overlooks the rear garden, giving it a peaceful outlook. The bathroom is fitted with a white suite comprising a low-level WC, a countertop wash basin with storage beneath, and a P-shaped bath with an electric shower over and a glass screen. Tiled splashbacks and an opaque double-glazed window complete the room.

OUTSIDE

The front garden is paved, setting the property back neatly from the road and giving a clean, practical approach to the house. A useful twitten off Rockhurst Drive provides access to the rear, making it easy to bring through bikes, garden items or anything you'd prefer not to carry through the home. The rear garden itself is a generous size and fully decked, offering a low-maintenance outdoor space ideal for relaxing or entertaining. The original patio remains beneath should a future owner prefer a different finish, and there is ample room to position a shed or additional storage if required.

LOCATION

Avard Crescent enjoys a prime position within the leafy Ratton area of Eastbourne, a location long appreciated for its residential character and its setting at the foot of the South Downs. Historically part of the old Ratton Estate, the area still carries a sense of heritage, with tree-lined roads, generous green spaces and immediate access to miles of walking and cycling routes across the Downs. Families are particularly drawn to Ratton for its proximity to well-regarded schools, including Ratton School, Cavendish, Gildredge House and several popular primary options, all within easy reach. The location also offers excellent access to Eastbourne's many attractions, from the seafront and theatres to the historic Old Town and the dramatic landscapes of Beachy Head. For wider travel, the property is well placed for key Sussex destinations: Hastings is approximately 20 miles away , Brighton around 21 miles , and Tunbridge Wells roughly 30 miles to the north . Gatwick Airport is conveniently reachable at around 48 miles , making national and international travel straightforward. Eastbourne town centre is just a couple of miles from the property, and both Eastbourne and Hampden Park stations provide direct rail links to London, ideal for commuters. With its blend of history, green surroundings, strong schooling and easy access to coast, countryside and major transport routes, Ratton remains one of Eastbourne's most desirable residential areas — and Avard Crescent offers the opportunity to enjoy all of these benefits in a well-connected and established setting.

DIRECTIONS: https://w3w.co/coherent.thin.neat

Local Authority: Eastbourne
Services (not checked or tested): Mains Gas, Water, Electric and Drainage
Tenure: Freehold
EPC: EPC Rating C
Council Tax Band: B

Guide Price £250,000

Viewings

By Appointment Only

AP Estate Agents
30-34 North Street, Hailsham, East Sussex, BN27 1DW
E: info@apestateagents.co.uk W: www.apestateagents.co.uk T: 01323 382002

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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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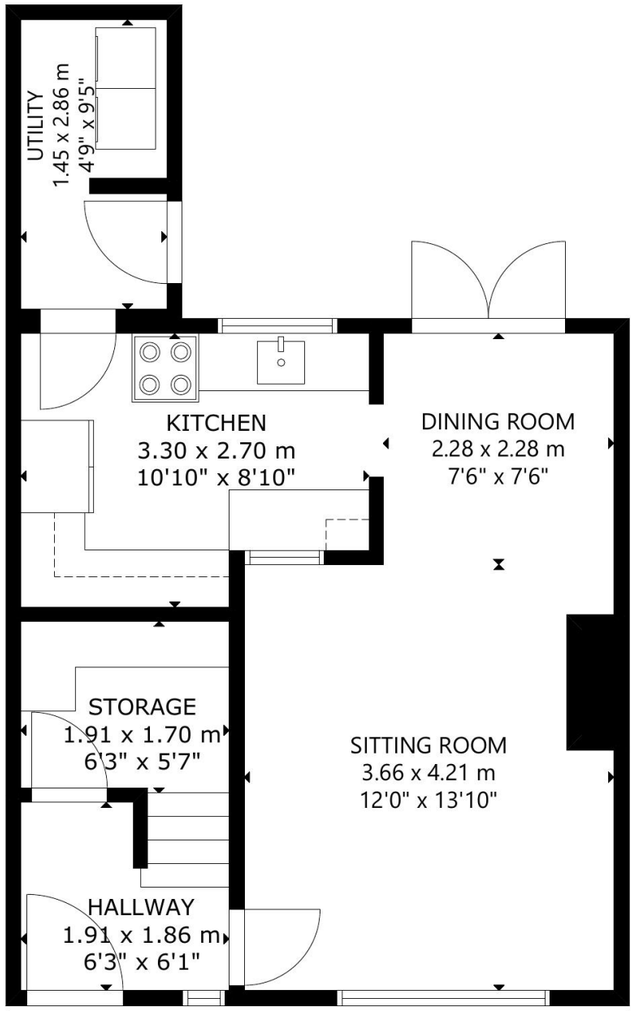
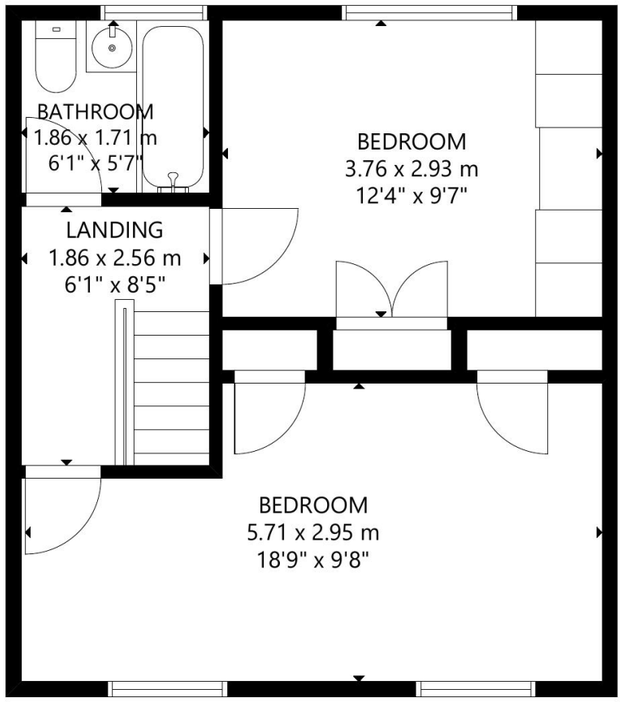
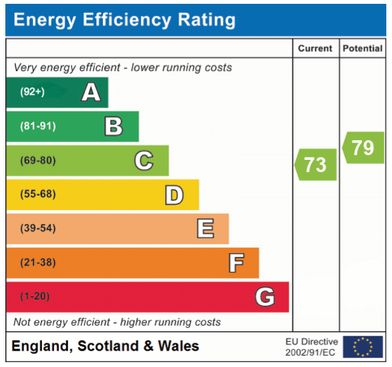


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 80 m²/852 sq ft
FLOOR 1: 42 m²/448 sq ft, FLOOR 2: 38 m²/404 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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