

12 Swan Mews, Eastbourne, BN22 8FD

Freehold

Guide Price
£500,000 - £525,000



4 Bedroom 1 Reception 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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A stunning four bedroom detached house forming part of this quality gated development in the highly sought after Roselands area. Arranged over three floors the house offers well presented accommodation that is light and airy and well proportioned. The ground floor consists of a fully fitted kitchen with integrated appliances, ground floor cloakroom and wonderful lounge with bi-fold doors opening onto the landscaped rear garden. To the first floor there are three double bedrooms with a luxury bathroom and stairs to the second floor with a master bedroom and luxury en-suite shower room. Further benefits include sealed units double glazing, gas central heating, driveway and garage. Local shops and well regarded schools are nearby and Eastbourne's seafront is within comfortable walking distance. An internal inspection comes very highly recommended.

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Main Features	Entrance uPVC entrance door with frosted glass door to-	Stairs from First to Second Floor
<ul style="list-style-type: none">Detached House4 Double BedroomsCloakroomDouble Aspect LoungeFitted KitchenModern Bathroom/WCEn-Suite Shower Room/WC to Master BedroomLandscaped Rear GardenDrivewayGarage	Entrance Hallway Radiator. Ground Floor Cloakroom Low level WC. Vanity unit with inset wash hand basin and chrome mixer tap with cupboards below. Part tiled walls. Radiator. Extractor fan. Frosted double glazed window. Double Aspect Lounge 17;9 x 15'7 (5.18m;2.74m x 4.75m) Inset spotlights. Radiator. TV point. Bi-fold doors to rear garden and sliding door to kitchen. Fitted Kitchen 11'9 x 8'5 (3.58m x 2.57m) Modern range of fitted white high gloss wall and base units. Granite worktop with inset stainless steel one and a half bowl sink unit with chrome mixer tap. Built in electric hob with granite splashback and extractor cooker hood. Eye level electric oven. Integrated fridge freezer, washing machine and dishwasher. Inset spotlights. Under unit downlighting. Cupboard housing gas boiler. Double glazed window. Stairs from Ground to First Floor Landing: Built in cupboard. Double glazed window. Bedroom 2 12'2 x 8'11 (3.71m x 2.72m) Radiator. Built in double wardrobe. Double glazed window to front aspect. Bedroom 3 14' x 7'7 (4.27m x 2.31m) Radiator. Double glazed window to rear aspect. Bedroom 4 10'8 x 7'6 (3.25m x 2.29m) Radiator. Double glazed window to rear aspect. Modern Bathroom/WC White suite comprising of panelled P-Shaped bath with shower screen, chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Chrome heated towel rail. Tiled flooring. Tiled walls. Frosted double glazed window.	Master Bedroom 22'6 into eaves x 12'1 (6.86m into eaves x 3.68m) Fitted wardrobes. TV point. Inset spotlights. Radiator. Skylights to the front and rear providing glorious far reaching views towards the South Downs. Door to- En-Suite Shower Room/WC White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled flooring. Chrome heated towel rail. Extractor fan. Frosted double glazed window. Outside The landscaped rear gardens are laid to patio and lawn with an area of decking. There are flower beds and borders, outside lighting and a door to the garage. Garage Up and over door. Power and light. EPC = B. Council Tax Band = D.