



# TOWN PROPERTY

f X

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Freehold

2 Bedroom

2 Reception

1 Bathroom

# £299,950



## 127 Rotunda Road, Eastbourne, BN23 6LQ

Conveniently located in the St. Anthonys area of Eastbourne, this older style semi detached house has two large double bedrooms and a driveway for multiple vehicles leading to an integral oversize garage. The property features a bay fronted sitting room, a dining room that is primed to open into the kitchen and a useful cloakroom. There is also a first floor bathroom. Mature gardens are arranged to the rear and extend to approximately 70' in length and have areas of lawn, planted shrubs and trees and a store shed. Nearby shops, local schools, Eastbourne's picturesque seafront and the exciting marina are all within close walking distance.

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Eastbourne, BN23 6LQ

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## Main Features

- Semi Detached House
- Two Large Double Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Rear Garden Approximately 70' in Length
- Off Road Parking for Multiple Vehicles
- Garage

### Entrance

Covered entrance with frosted door to-

### Entrance Hallway

Radiator. Understairs cupboard. Carpet.

### Cloakroom

Low level WC. Frosted double glazed window.

### Sitting Room

13'5 x 12'5 (4.09m x 3.78m)

Radiator. Carpet. Double glazed window to front aspect.

### Dining Room

12'6 x 8'11 (3.81m x 2.72m)

Radiator. Carpet. Double glazed window to front aspect.

### Kitchen

6'4 x 4'1 (1.93m x 1.24m)

Single drainer sink unit with mixer tap and cupboards and drawers under. Space for electric cooker. Wall mounted gas boiler and door to integral garage.

### Stairs from Ground to First Floor Landing

Access to loft (not inspected). Double glazed window to front and side aspects.

### Bedroom 1

15'5 x 10'4 (4.70m x 3.15m)

Radiator. Built in wardrobes. Carpet. Double glazed window to front aspect. Scope to split into two rooms, subject to ??

### Bedroom 2

10'9 x 10'6 (3.28m x 3.20m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

### Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash basin.

Radiator. Part tiled walls. Double glazed window to rear aspect.

### Outside

There are mature rear gardens that extend to approximately 70' in length.

### Parking

A driveway provides off street parking for multiple vehicles.

### Garage

15'1 x 10'7 (4.60m x 3.23m)

Up and over door and door to rear garden and kitchen.

### COUNCIL TAX BAND = C

### EPC = E