



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£300,000 - £320,000



3 Bedroom



1 Reception



1 Bathroom



39 Rotherfield Avenue, Eastbourne, BN23 8JZ

GUIDE PRICE £300,000 TO £320,000

Three bedroom semi detached house offering spacious and versatile accommodation ideal for modern family living. Externally, the property benefits from a lawned front garden and a large South Westerly rear garden with gated vehicle access and hardstanding, providing the option for off-street parking if required. Internally, the ground floor comprises an entrance porch, hallway, ground floor shower room, an exceptionally large and modern kitchen diner and a full width lounge with access onto the rear garden. On the first floor are three well proportioned bedrooms and a family bathroom. The property is conveniently located within a family orientated area, close to local schools, shops and amenities including Langney Shopping Centre.



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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- South Westerly Facing Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools and Transport Links

Entrance
Double glazed front door to-

Porch
7'0 x 5'5 (2.13m x 1.65m)
Double glazed window to front aspect. Inner door to-

Hallway
Radiator. Understairs cupboard.

Ground Floor Shower Room/WC
Shower cubicle. Wash hand basin with mixer tap and cupboard below. Low level WC. Double glazed window.

Lounge
15'4 x 10'2 (4.67m x 3.10m)
Radiator. Underfloor heating. Double glazed window to rear aspect. Double glazed door to garden.

Kitchen/Dining Room
16'3 x 8'8 (4.95m x 2.64m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine, dishwasher and tumble dryer. Space for fridge freezer. Wall mounted gas boiler. Radiator. Double glazed windows to front and side aspects.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
14'8 x 8'0 (4.47m x 2.44m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
11'6 x 8'10 (3.51m x 2.69m)
Radiator. Double glazed window to front aspect.

Bedroom 3
8'8 x 6'6 (2.64m x 1.98m)
Radiator. Underfloor heating. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

Outside
The South Westerly facing rear garden is laid to lawn and patio. There is a hardstanding for optional off street parking.

COUNCIL TAX BAND = C

EPC = C

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.