



3 Bedroom



1/2 Reception



1 Bathroom

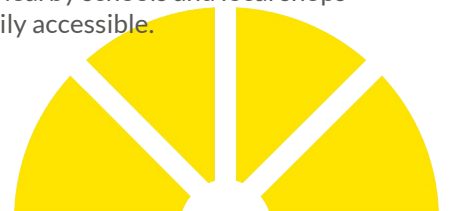
Freehold

£399,995



3 Bowood Avenue, Eastbourne, BN22 8SN

Favourably located in the heart of Roselands, this impressive detached house has three bedrooms and is approached via a new block paved driveway with off street parking for two cars leading to a single garage. The stylish décor is complimented by fitted shutters and the ground floor accommodation comprises of a bay fronted sitting room and a newly fitted kitchen/dining room where most appliances are integrated. There is a shower room/wc and a further adjacent wc on the first floor and to the rear is a secluded garden laid to patio and lawn. Nearby schools and local shops are within walking distance whilst the picturesque seafront and town centre are also easily accessible.



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Main Features

- Detached House
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Shower Room/WC
- Separate WC
- South Westerly Facing Rear Garden
- Driveway for Several Vehicles
- Garage

Entrance Porch

Internal door to-

Entrance Hallway

Radiator. Oak effect laminate flooring. Stairs to first floor.

Sitting Room

Radiator. Cast iron feature fireplace with marble surround. Double glazed bay window to front aspect.

Kitchen/Dining Room

Range of luxury wall and base units with Quartz stone work surfaces. Inset stainless steel sink unit with mixer tap. Integrated washing machine, dishwasher and microwave. Five ring gas burner hob and electric oven. Space for American style fridge freezer. Double glazed window to side aspect. French doors to garden.

Stairs from Ground to First Floor Landing:

Storage cupboard. Loft hatch (not inspected). Frosted window to side aspect.

Bedroom 1

Radiator. Range of built in double wardrobes. Double glazed bay window to front aspect.

Bedroom 2

Radiator. Double glazed window to rear aspect with far reaching views towards the South Downs.

Bedroom 3

Radiator. Double glazed window to rear aspect with views towards the South Downs.

Shower Room/WC

Refitted suite comprising of shower cubicle with rainwater shower unit over. Low level WC. Wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed windows.

Separate WC

Low level WC. Wash hand basin.

Outside

The secluded rear garden enjoys a South Westerly aspect and is arranged with lawn and patio being surrounded by close boarded fencing.

Parking

A new block paved driveway provides invaluable off street parking for two cars.

Garage

Up and over door. Power and light.

Council Tax Band = D

EPC = D

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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.