

48 Rotherfield Avenue,  
Eastbourne, BN23 8JQ

Freehold  
Guide Price  
£425,000 - £450,000



4/5 Bedrooms 2 Reception 2 Bathroom

Freehold

TOWN PROPERTY



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One of the finest houses we have seen within the North Langney area. This immaculately presented detached home has four/five bedrooms and two reception rooms. The property also includes a newly fitted cloakroom, kitchen/breakfast room and bathroom/WC. With En Suite facilities that further compliment this most impressive home. There are attractive lawned gardens which also has a sizeable patio area. The attached garage is also approached via a generous driveway. Further benefits include a new gas combination boiler and fuse board. Stone Cross Village, nearby schools and Langney shopping centre are all within the surrounding area. Eastbourne Town centre is approximately three miles distant. A viewing comes highly recommended.

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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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Main Features

- Immaculate Detached House
- Four/Five Bedrooms
- Newly Fitted Ground Floor Cloakroom
- Lounge & Study
- Dining Room/Bedroom 5
- Newly Fitted Kitchen/Breakfast Room
- Newly Fitted En Suite Shower Room/WC to Master Bedroom
- Newly Fitted Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway & Garage

Entrance

Private door to-

Large Entrance Hallway

Radiator. Understairs cupboard. Laminate flooring.

Newly Fitted Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Laminate flooring. Frosted double glazed window.

Study

8'6 x 6'5 (2.59m x 1.96m)

Radiator. Laminate flooring. Double glazed window to front aspect.

Lounge

14'9 x 11'3 (4.50m x 3.43m)

Radiator. Laminate flooring. Double glazed window to rear aspect. Double glazed french doors to rear garden.

Dining Room/Bedroom 5

11'5 x 8'3 (3.48m x 2.51m)

Radiator. Laminate flooring. Double glazed window to front aspect.

Newly Fitted Kitchen/Breakfast Room

16'5 x 8'5 (5.00m x 2.57m)

Fitted range of white wall and base units with surrounding worksurfaces and cupboards and drawers under. Inset stainless steel sink bowl with mixer tap and four ring gas hob. Eye level electric oven. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Radiator. Laminate flooring. New combination boiler. Double glazed window to rear aspect and door to garden.

Stairs from Ground to First Floor Landing

Storage cupboard. Carpet. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom

9'11 x 9'7 (3.02m x 2.92m)

Radiator. Built in wardrobe. Laminate flooring. Door to-

Newly Fitted En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Laminate flooring. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2

12'10 x 8'1 (3.91m x 2.46m)

Radiator. Laminate flooring. Double glazed window to front aspect.

Bedroom 3

9'11 x 7'4 (3.02m x 2.24m)

Radiator. Laminate flooring. Double glazed window to front aspect.

Bedroom 4

8'4 x 7'9 (2.54m x 2.36m)

Radiator. Laminate flooring. Double glazed window to rear aspect.

Newly Fitted Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Heated towel rail. Laminate flooring. Frosted double glazed window.

Outside

The rear garden has an area of patio adjoining the house with steps leading to a lawned area. There is access to the garage and gated side access.

Parking

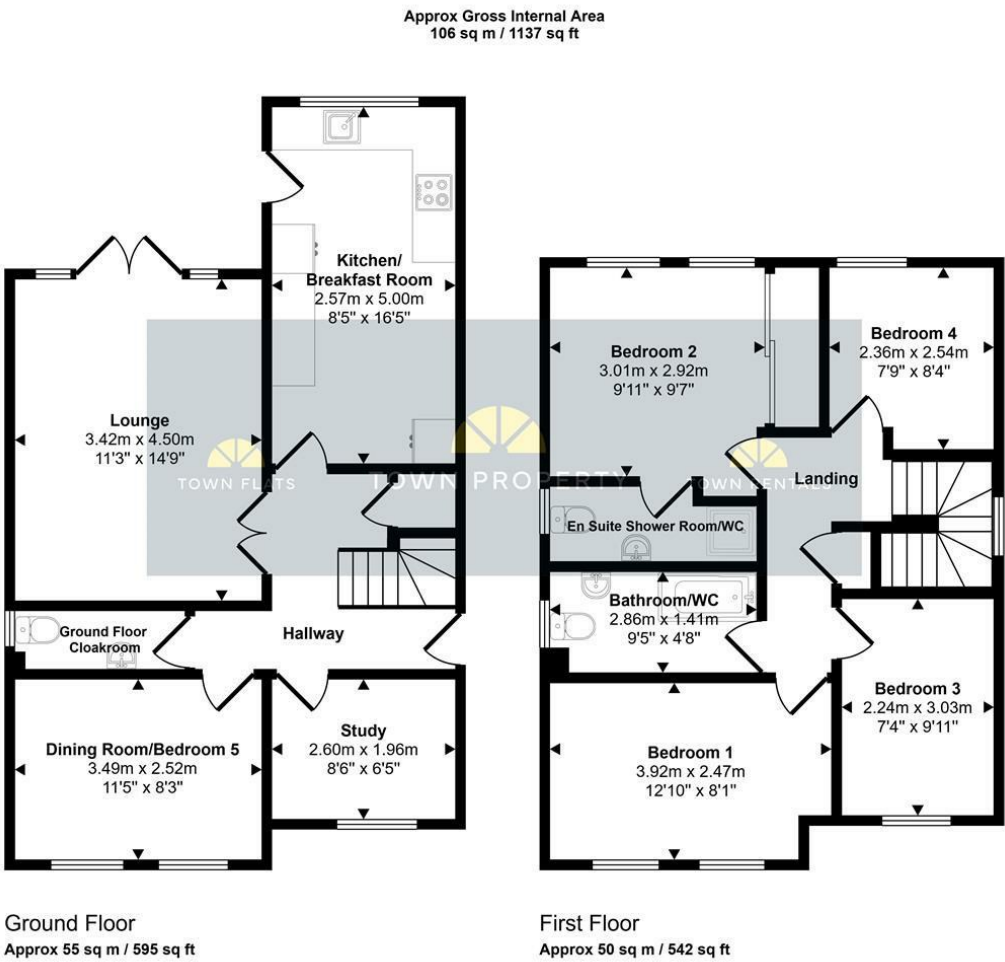
There is a driveway that provides off road parking for multiple vehicles.

Garage

Up and over door. Light and power.

COUNCIL TAX BAND = E

EPC = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.