TOWN PROPERTY

01323 412200

Freehold

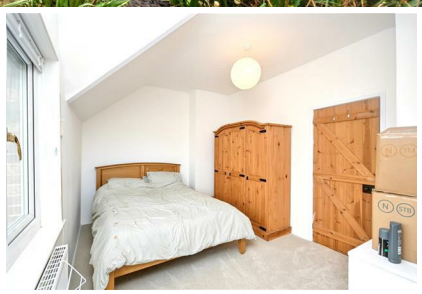
£250,000

2 Bedroom | 1 Reception | 1 Bathroom









4 Roselands Avenue, Eastbourne, BN22 8NS

Semi detached bay fronted home with a double detached garage, ideally located in the sought after Roselands area. Neutrally decorated throughout, the property offers a bright bay fronted sitting room to the front and a full width kitchen to the rear overlooking the garden, along with the convenience of a ground floor WC. Upstairs comprises two bedrooms with newly laid carpets and a family bathroom. The home further benefits from double glazing and gas central heating throughout, making it ready to move straight into. Externally, the property boasts a mature rear garden measuring approximately 25 metres in length, providing an excellent space for outdoor entertaining and family enjoyment. At the bottom of the garden sits a substantial DOUBLE GARAGE, with additional vehicle access running to the side of the house. Roselands remains a popular choice for buyers due to its well regarded school catchments, regular bus routes along Seaside, excellent local amenities, proximity to the seafront and easy access to the town centre.

www.town-property.com info@town-property.com

Freehold

4 Roselands Avenue, Eastbourne, BN22 8NS

£250,000

Main Features

- Bay Fronted Semi Detached House
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Mature Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout

Entrance
Double glazed front door to-

Hallway
Stairs to first floor.

Lounge
15'7 x 14'6 (4.75m x 4.42m)
Radiator. Feature fireplace. Understairs cupboard. Double glazed bay window to front aspect.

Kitchen
18'3 x 7'10 (5.56m x 2.39m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Further two undercounter spaces. Wall mounted boiler. Part tiled walls. Radiator. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Double glazed window to side aspect.

Bedroom 1
14'3 x 9'9 (4.34m x 2.97m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'6 x 7'5 (3.51m x 2.26m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is approximately 25 metres in length with mature shrubbery, plants and side access.

Double Garage
Double up and over door.

COUNCIL TAX BAND = C

EPC = D

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.