

9 Rowan Avenue,
Eastbourne, BN22 0RX

Freehold

Guide Price
£325,000 - £350,000



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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***GUIDE PRICE £325,000 - £350,000**

A beautifully presented three/four bedroom semi detached house that provides versatile living accommodation. Situated on the borders of Lower Willingdon and Hampden Park the house has undergone significant improvement and is finished to a high standard. Benefits include an entrance porch, stunning fitted kitchen/dining room with integrated appliances and double glazed French doors to the rear garden, an open plan lounge and ground floor bedroom four/home office with refitted En Suite cloakroom. The first floor comprises of three bedrooms and a refitted bathroom. The enclosed rear garden is mainly laid to lawn with gated access to the driveway and garage. Local shops can be found at Freshwater Square and Hampden Park High Street with its mainline railway station is just over a mile away. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 3/4 Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Bedroom 4/Home Office
- Cloakroom
- Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway & Garage

Entrance
UPVC front door to-

Porch
5'9 x 4'5 (1.75m x 1.35m)
Wood effect flooring. Door to-

Lounge
15'9 x 14'8 (4.80m x 4.47m)
Radiator. Coved ceiling. Wood effect flooring. Stairs to first floor. Double glazed window to front aspect. Opening to-

Open Plan Kitchen/Dining Room
22'2 x 9'7 (6.76m x 2.92m)
Wonderful range of fitted wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Integrated fridge freezer, washing machine and dishwasher. Pantry with light and power. Space for range cooker with extractor above. Inset spotlights. Hidden understairs cupboard. Radiator. Wood effect flooring. Two double glazed windows to rear aspect. Double glazed french doors to garden.

Bedroom 4/Home Office
7'6 x 5'7 (2.29m x 1.70m)
Radiator. Wood effect flooring. Double glazed window to front aspect. Door to-

Cloakroom
Low level WC. Vanity unit with inset wash hand basin with mixer tap. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Built in cupboard. Loft access (not inspected). Double glazed window.

Bedroom 1
11'5 x 9'11 (3.48m x 3.02m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'2 x 8'9 (3.10m x 2.67m)
Radiator. Double glazed window to front aspect.

Bedroom 3
7'3 x 6'5 (2.21m x 1.96m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
Refitted white suite comprising of panelled bath with shower over, shower screen and mixer tap. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Marble effect walls panels. Frosted double glazed window.

Outside
The enclosed rear garden is mainly laid to lawn with an area of patio, flower beds and a door to a brick built storage unit with light, ideal for patio furniture. There is gated side access with access to the-

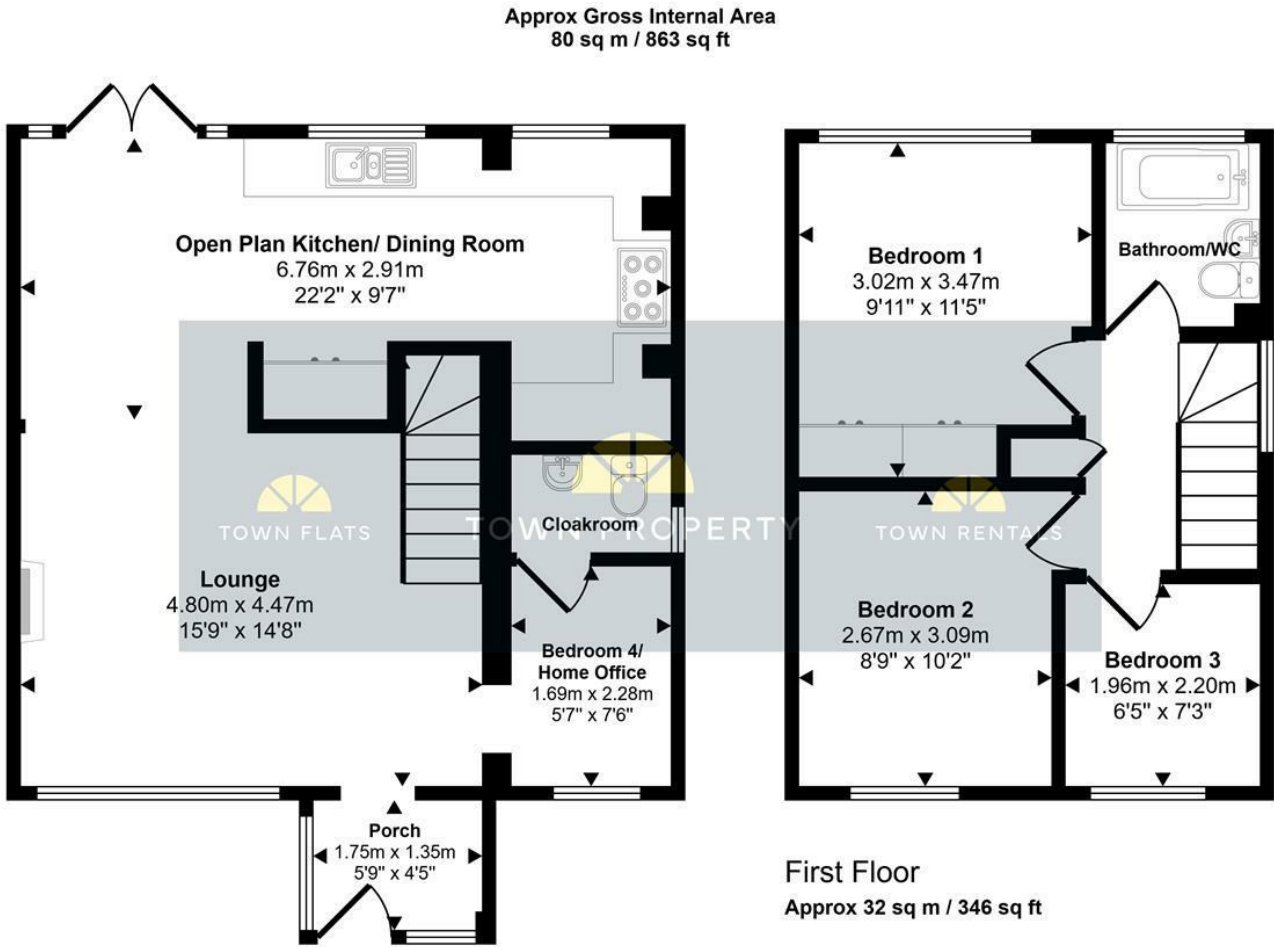
Garage
Up and over door.

Parking
There is off road parking in front of the garage.

COUNCIL TAX BAND = C

EPC = E

AGENTS NOTE:
A new combination boiler has been installed since the EPC was carried out.



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.