Freehold

11 Rowan Avenue, Eastbourne, BN22 0RX

£324,950








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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A pristine three bedroom semi detached house with a south westerly facing rear garden, offered CHAIN FREE and enjoying a quiet, leafy pedestrianised setting to the front. Freshly painted white throughout, with new flooring and a brand new kitchen, the property offers a bright, fresh interior ready for its next owners to move straight into. Further benefits include a ground floor WC, a driveway and a garage to the rear. Conveniently located in Hampden Park, the house is within easy reach of Hampden Park railway station, local schools, shops and amenities, making it an excellent choice for a family home or first purchase.

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Main Features

- Three Bedroom Semi Detached House
- Lounge/Dining Room
- Brand New Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- South Westerly Facing Rear Garden
- Driveway & Garage To The Rear
- New Flooring Throughout
- Close To Hampden Park Station, Schools & Amenities
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Porch
5'9 x 4'6 (1.75m x 1.37m)
Double glazed windows. Inner door to-

Lounge/Dining Room
15'6 x 12'2 / 9'8 x 7'11 (4.72m x 3.71m / 2.95m x 2.41m)
Three radiators. Double glazed window to front aspect. Double glazed sliding door to garden.

Kitchen
9'9 x 7'4 (2.97m x 2.24m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas gob with electric oven under and extractor over. Integrated larder fridge. Space and plumbing for washing machine. Wall mounted boiler. Understairs storage cupboard. Radiator. Double glazed window to rear aspect. Door to-

Inner Lobby
Double glazed window. Double glazed door to garden. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Stairs From Ground to First Floor Landing
Cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
11'11 x 10'0 (3.63m x 3.05m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
10'3 x 8'10 (3.12m x 2.69m)
Radiator. Double glazed window to front aspect.

Bedroom 3
7'3 x 6'7 (2.21m x 2.01m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

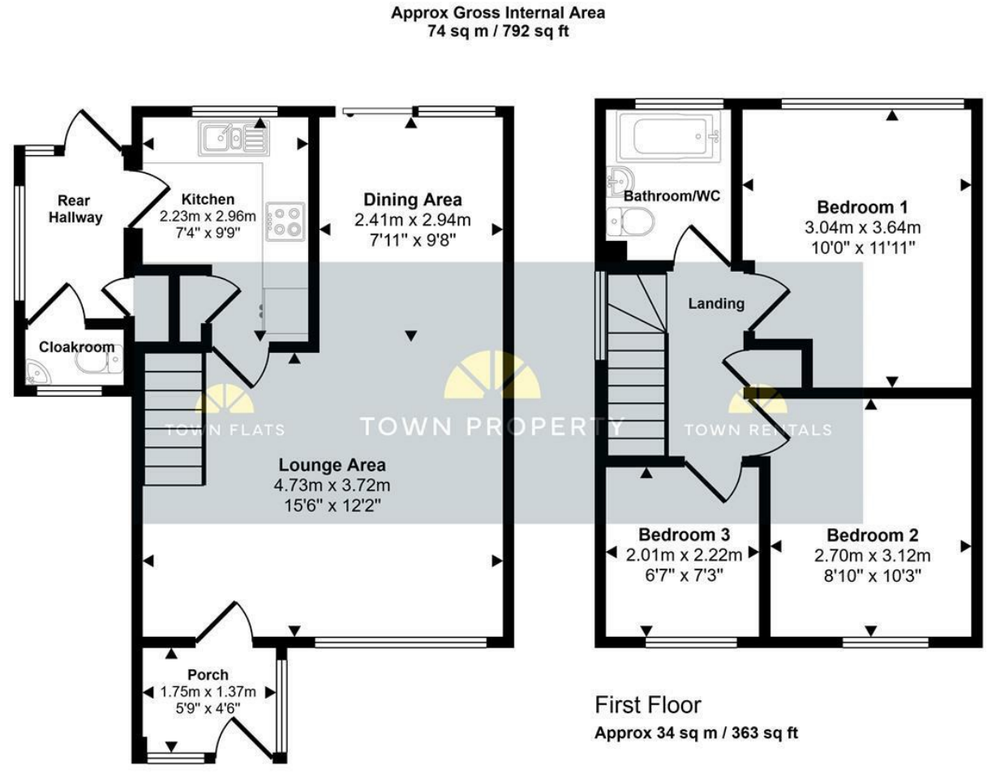
Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house and gated rear access.

Garage
Up and over door.

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

EPC = C

COUNCIL TAX BAND = 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.

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.