



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£199,950



7 Roselands Avenue, Eastbourne, BN22 8NS

Situated in the popular Roselands area, this semi detached home offers an excellent opportunity for buyers looking to update and add value. Set back from the road, the property benefits from a front garden with potential to create off road parking or a driveway (subject to necessary planning consents). To the rear, there is a generous lawned garden, offering plenty of outdoor space and scope for landscaping or extension, subject to permissions. The accommodation comprises of two bedrooms, a bathroom and well proportioned living space and kitchen, all requiring modernisation but offering great potential to create a comfortable home. Ideally located, Roselands is highly regarded for its proximity to well regarded schools, convenient bus routes and easy access to both the seafront and the town centre, making this a fantastic opportunity in a sought after setting.

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Main Features

- Semi Detached House
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Patio & Lawned Rear Garden
- Close to Local Schools & Shops
- Double Glazing & Gas Central Heating Throughout

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

13'5 x 11'2 (4.09m x 3.40m)

Radiator. Understairs cupboard. Double glazed window to front aspect.

Kitchen

12'2 x 7'11 (3.71m x 2.41m)

Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Two cupboards. Space and plumbing for washing machine. Boiler. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1

14'10 x 9'8 (4.52m x 2.95m)

Radiator. Cupboard over stairs. Two double glazed windows to front aspect.

Bedroom 2

11'11 x 7'3 (3.63m x 2.21m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath. Pedestal wash hand basin. Low level WC. Frosted double glazed window.

Outside

The front garden is laid to lawn with potential to create a driveway subject to the necessary planning consents.

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

COUNCIL TAX BAND = C

EPC = D