

4 St. Philips Avenue,  
Eastbourne, BN22 8LU

Freehold  
Guide Price  
£410,000 - £425,000



3 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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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Ideally situated in the heart of Roselands, this charming and spacious period semi detached home offers three well proportioned bedrooms and features a classic bay fronted façade. Recently upgraded with a new roof, the property is beautifully presented throughout. Inside, you'll find two generous reception rooms, a double glazed lean to conservatory and a well equipped kitchen/breakfast room complete with integrated appliances (as seen). Thoughtful modifications on the first floor include the addition of a modern shower room, complementing the original bathroom and separate WC. This desirable home is within easy walking distance of local schools and conveniently close to the picturesque seafront, town centre amenities and a range of shops.

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Main Features

- CHAIN FREE Bay Fronted Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room & Dining Room
- Conservatory/Sun Room
- Kitchen/Breakfast Room
- Bathroom & Separate WC
- Shower Room
- Southerly Facing Rear Garden
- Driveway with EV Charging Point

**Entrance**  
Frosted double glazed door to-

**Double Glazed Porch**  
Ceramic tiled floor. Inner door to-

**Hallway**  
Radiator. Carpet. Frosted double glazed window.

**Cloakroom**  
Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Part tiled walls. Original stained glass window.

**Sitting Room**  
16'8 x 11'9 (5.08m x 3.58m)  
Carpet. Radiator. Ornate open fireplace with mantel above. Double glazed bay window to front aspect.

**Dining Room**  
13'10 x 11'9 (4.22m x 3.58m)  
Radiator. Wood laminate flooring. Decorative recess. Double glazed doors to rear aspect.

**Double Glazed Conservatory/Sun Room**  
9'10 x 6'8 (3.00m x 2.03m)  
Ceramic tiled floor. Double glazed windows. Double glazed double doors to rear garden.

**Kitchen/Breakfast Room**  
15'1 x 7'5 (4.60m x 2.26m)  
Range of units comprising of double bowl ceramic sink unit and mixer tap with part tiled walls and surrounding solid oak worktops with cupboards and drawers under. Smeg stainless steel double oven and cooker hood. Bosch fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted extractor and gas boiler. Double glazed window to rear and side aspect. Double glazed door to side path.

**Stairs from Ground to First Floor Landing**  
Radiator. Access to loft (not inspected). Frosted double glazed window.

**Bedroom 1**  
17'2 x 12'2 (5.23m x 3.71m)  
Radiator. Carpet. Built in wardrobes. Double glazed window to front aspect.

**Bedroom 2**  
13'10 x 7'8 (4.22m x 2.34m)  
Radiator. Built in cupboard. Carpet. Double glazed window to rear aspect.

**Bedroom 3**  
10'9 x 8'8 (3.28m x 2.64m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bathroom**  
Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Fully tiled walls. Linen/airing cupboard. Frosted double glazed window.

**Separate WC**  
High flush WC. Radiator. Part tiled walls. Frosted double glazed window.

**Shower Room**  
Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls.

**Outside**  
There is a delightful and secluded rear garden with an indian sandstone patio area, planted flower beds and a timber decking area. There is a large shed/workshop and an outside kitchen. Gated side access.

**Parking**  
To the front, a newly laid block paved driveway offers off street parking for at least two vehicles. EV charging point.

COUNCIL TAX BAND = D

