



Freehold



## 23 Ecmod Road, Eastbourne, BN22 8RN

Ideally positioned in the heart of Roselands, this attractive semi detached home occupies a generous corner plot with gardens to the side and rear. The property features three well proportioned bedrooms on the first floor, while the ground floor offers a comfortable sitting room and a spacious kitchen/breakfast room. A standout feature is the large double glazed conservatory to the side, providing access to both the front and rear gardens perfect for year round enjoyment. Additional benefits include a ground floor bathroom/WC, double glazing and gas fired central heating throughout most of the home. Off street parking is available via a private driveway at the front of the property. Conveniently located within walking distance of local schools and shops along Seaside, the town centre and Eastbourne's picturesque seafront are approximately 1.5 miles away.

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## £295,000

Main Features	Entrance Frosted double glazed door to-
Semi Detached House	Entrance Lobby Radiator. Wood flooring. Sitting Room 14'0 x 12'2 (4.27m x 3.71m) Radiator. Wood flooring. Fireplace surround with mantel above and inset gas fire. Understairs cupboard. Double glazed window to front aspect.
3 Bedrooms	
Sitting Room	
<ul> <li>Kitchen/Breakfast Room</li> </ul>	
Double Glazed Conservatory	Kitchen/Breakfast Room 11'11 x 7'7 (3.63m x 2.31m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for fridge freezer. Space for gas cooker. Range of wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect.
Ground Floor Bathroom/WC	
Side & Rear Patio Gardens	
<ul> <li>Off Road Parking for Two Vehicles</li> </ul>	Rear Lobby Store cupboard. Door to conservatory. Door to-
• Double Glazing & Gas Central Heating	Ground Floor Bathroom/WC Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Tiled walls and tiled flooring. Frosted double glazed window.
	Double Glazed Conservatory 15'6 x 7'1 (4.72m x 2.16m) Radiator. Wood laminate flooring. Appliance space for fridge freezer. Double glazed windows.
	Stairs from Ground to First Floor Landing Access to loft (not inspected). Frosted double glazed window.
	<b>Bedroom 1</b> 11'5 x 9'10 (3.48m x 3.00m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.
	Bedroom 2 9'6 x 7'11 (2.90m x 2.41m) Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.
	Bedroom 3 8'11 x 7'10 (2.72m x 2.39m) Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to rear aspect.
	<b>Outside</b> There is a generous area of patio garden to the side of the house with a further area of patio garden to the rear. A store shed is also included.
	Parking A driveway to the front provides invaluable off street parking.
	COUNCIL TAX BAND = C
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