



3 Bedroom



1 Reception



1 Bathroom

# £315,000



## 39 Rotherfield Avenue, Eastbourne, BN23 8JZ

Three bedroom semi-detached house offering spacious and versatile accommodation ideal for modern family living. Externally, the property benefits from a lawned front garden and a large South Westerly rear garden with gated vehicle access and hardstanding, providing the option for off-street parking if required. Internally, the ground floor comprises an entrance porch, hallway, ground floor shower room, an exceptionally large and modern kitchen diner and a full width lounge with access onto the rear garden. On the first floor are three well proportioned bedrooms and a family bathroom. The property is conveniently located within a family orientated area, close to local schools, shops and amenities including Langney Shopping Centre.

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Eastbourne, BN23 8JZ**

**£315,000**

**Main Features**

- Semi Detached House

- 3 Bedrooms

- Ground Floor Shower Room/WC

- Lounge

- Kitchen/Dining Room

- Bathroom/WC

- South Westerly Facing Rear Garden

- Double Glazing & Gas Central Heating Throughout

- Close to Local Shops, Schools and Transport Links

**Entrance**

Double glazed front door to-

**Porch**

7'0 x 5'5 (2.13m x 1.65m)

Double glazed window to front aspect. Inner door to-

**Hallway**

Radiator. Understairs cupboard.

**Ground Floor Shower Room/WC**

Shower cubicle. Wash hand basin with mixer tap and cupboard below.

Low level WC. Double glazed window.

**Lounge**

15'4 x 10'2 (4.67m x 3.10m)

Radiator. Underfloor heating. Double glazed window to rear aspect.

Double glazed door to garden.

**Kitchen/Dining Room**

16'3 x 8'8 (4.95m x 2.64m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine, dishwasher and tumble dryer. Space for fridge freezer. Wall mounted gas boiler. Radiator. Double glazed windows to front and side aspects.

**Stairs from Ground to First Floor Landing**

Cupboard. Loft access (not inspected).

**Bedroom 1**

14'8 x 8'0 (4.47m x 2.44m)

Radiator. Double glazed window to rear aspect.

**Bedroom 2**

11'6 x 8'10 (3.51m x 2.69m)

Radiator. Double glazed window to front aspect.

**Bedroom 3**

8'8 x 6'6 (2.64m x 1.98m)

Radiator. Underfloor heating. Double glazed window to rear aspect.

**Bathroom/WC**

Panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

**Outside**

The South Westerly facing rear garden is laid to lawn and patio. There is a hardstanding for optional off street parking.

**COUNCIL TAX BAND = C**