



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Rosefinch Way, Eastbourne, BN23 7FR

Freehold | House - Mid Terrace | 2 Bedrooms

Home + Castle are proud to present this charming, 2 bed mid-terrace house situated in a popular area of Eastbourne. This delightful home boasts two double bedrooms, a modern Kitchen with integrated appliances and a lovely garden to the rear. This beautifully presented property was originally built around 3 years ago as part of a Park Lane development, meaning the property still benefits from 7 years of LABC warranty. One of the many standout features of this home is the allocated off-road parking, with 1 reserved bay and other allocated visitor bays. Conveniently located close to many local schools, amenities, bus routes and a few steps away from a beautiful pond/park area this property offers both comfort and practicality to all. Don't miss out on this fantastic opportunity to own a home that combines modern living with convenience in a popular area of Eastbourne. Book a viewing today! Call 01323 481922.

FOR SALE
FREEHOLD
£270,000

Approach

Block paved pathway with shrub boarder, steps to front door.

Kitchen 10'11" x 13'10" (3.33 x 4.22m)

A range of base, wall and drawer units with integrated appliances such as a dishwasher and washer/ dryer machine, gas hob, electric oven, stainless steel sink with chrome tap, space for fridge freezer, double glazed window to the front aspect, laminate flooring, spotlights and power points.

Living room 10'11" x 20'5" (3.33 x 6.24m)

Double glazed sliding doors with privacy film to the garden, laminate flooring, spotlights, storage cupboard, radiator and power points.

Cloakroom 3'2" x 4'10" (0.98 x 1.49m)

WC, vanity unit sink with chrome mixer tap, spot light, laminate flooring and extractor fan.

Landing

Pendant light fitting, carpet, power points and access to the loft which is part boarded.

Bedroom 1 11'1" x 14'11" (3.40 x 4.57m)

Double glazed window to the rear aspect, pendant light fitting, radiator and power points.

Bedroom 2 11'1" x 12'8" (3.40 x 3.87m)

Double glazed windows to the front aspect, pendant light fitting, carpet, radiator and power points.

Bathroom 4'9" x 5'6" (1.46 x 1.70m)

WC, L shaped bath with fitted chrome shower attachment, vanity unit sink with chrome mixer taps, tiled flooring, spot lights, extractor fan.

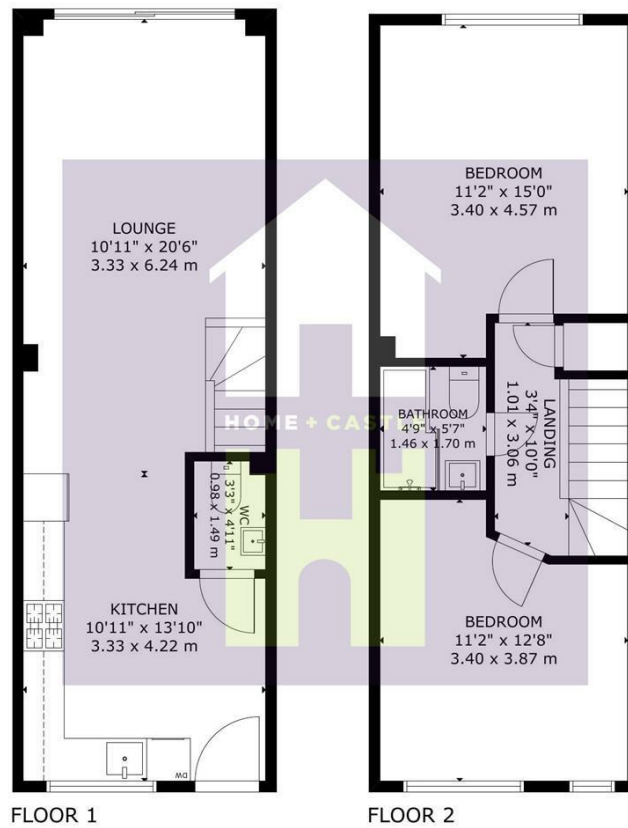
Garden

Mostly laid to lawn with block paved patio and pathway, shed, gate to parking area.

Additional Information

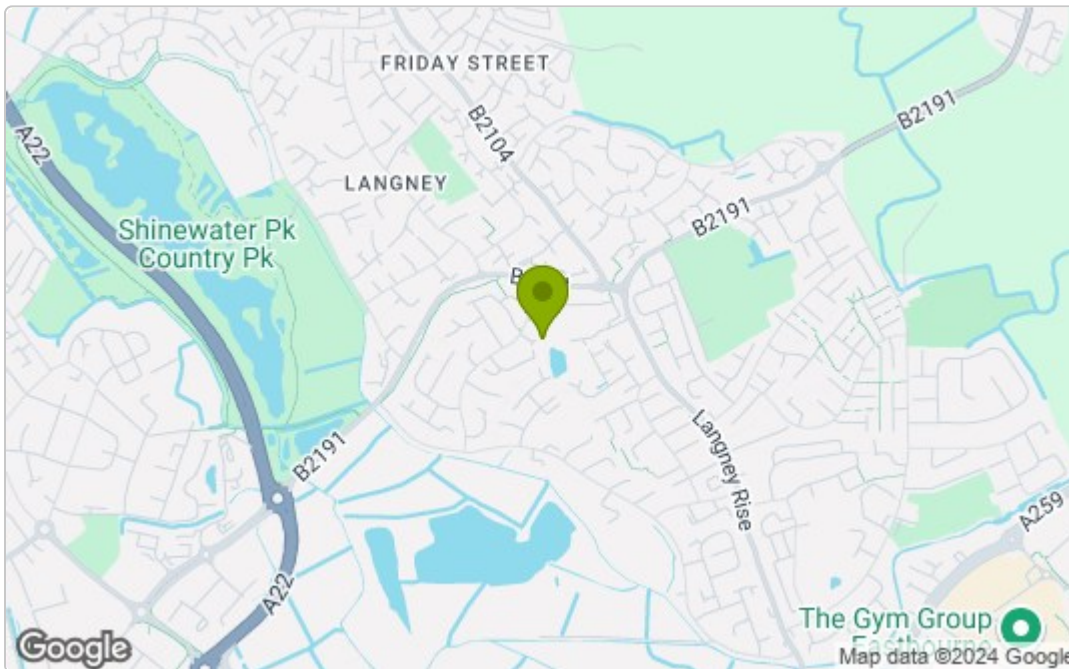
- The property is a few steps away from a beautiful pond/park area (which can be seen from the windows upstairs in autumn/winter months).
- 1 reserved off-road parking bay
- 3 off- road visitor parking bays
- Service charges: £240 annual fee usually payable around January time when the development company drafts a budget for next year's expenditure
This fee covers, Gardener, litter picking, drain works ect.
- 7 years left on the LABC Warranty.
- Combination Boiler has recently been serviced.

Floor Plan

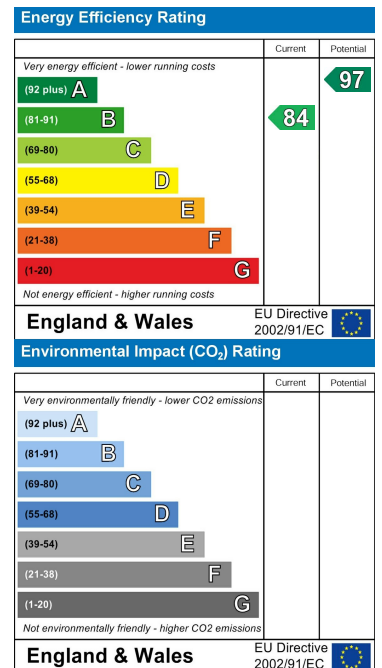


GROSS INTERNAL AREA
 TOTAL: 70 m²/754 sq ft
 FLOOR 1: 35 m²/374 sq ft, FLOOR 2: 35 m²/380 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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