



88 Ringwood Road, Eastbourne, BN22 8TD

Price Guide £350,000



A PERIOD BAY FRONTED HOUSE located in this favoured location in ROSELANDS (VIRTUAL TOUR). Offering well proportioned accommodation, the house benefits from THREE BEDROOMS with a MODERN OPEN KITCHEN/DINER and a SEPARATE SITTING ROOM. Further benefits include a GROUND FLOOR CLOAKROOM, SPACIOUS BATHROOM and gas central heating. The GARDEN to the rear is mainly laid to lawn and to the front has BLOCK PAVED PARKING for TWO VEHICLES. Offered to the market CHAIN FREE.

Local schools are within close walking distance and the picturesque seafront and town centre are also easily accessible by car or bus.



ENTRANCE PORCH

Door into the hallway.

ENTRANCE HALL

Understairs storage cupboard, ceiling lights, radiator, stairs rising to the first floor.

GROUND FLOOR

CLOAKROOM

Comprising of a low level Wc, part tiling to walls, extractor fan.

SITTING ROOM

13'5 x 11'2 (4.09m x 3.40m)
Double glazed bay window to the front aspect, inset ceiling lights, radiator.

KITCHEN/DINING ROOM

KITCHEN 16'10 x 7'6 - Fitted with a range of high gloss units with worktop space, inset five ring gas hob and fitted electric oven, one and half bowl sink unit with mixer tap and drainer, plumbing and space for a washing machine and dishwasher, wall mounted gas fired boiler, frosted double glazed window to the side aspect, open to the UTILITY AREA which Has space for an upright fridge/freezer and a door to the garden, the kitchen is open to the dining area. DINING AREA - Double glazed patio doors to the rear, opening onto and giving access to the gardens, radiator, inset ceiling lights.

FIRST FLOOR LANDING

Inset ceiling lighting, doors off to the bedrooms and bathroom.

BEDROOM ONE

12'3 x 10'3 (3.73m x 3.12m)
Double glazed window to the front aspect, radiator.

BEDROOM TWO

13'9 x 9'0 (4.19m x 2.74m)
Double glazed window to the rear aspect, radiator.

BEDROOM THREE

8'5 x 8'3 (2.57m x 2.51m)
Double glazed window to the rear aspect, radiator.

BATHROOM

With a white suite comprising of a panelled bath with shower screen and shower attachment, low level Wc with a

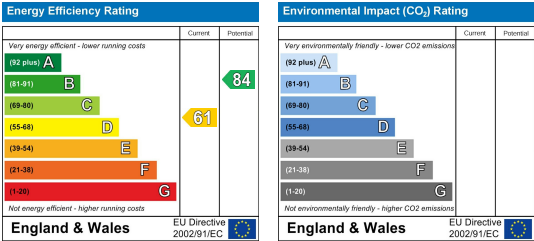
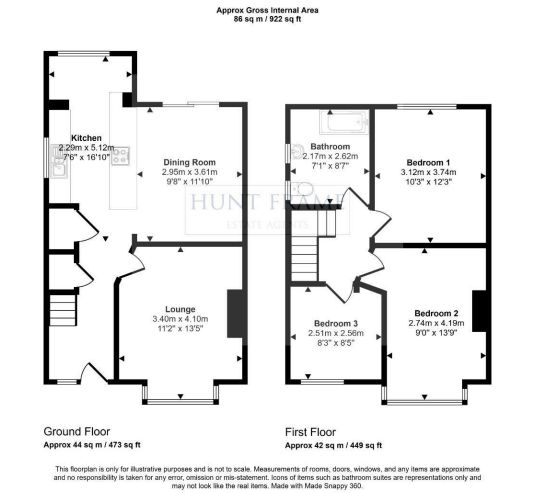
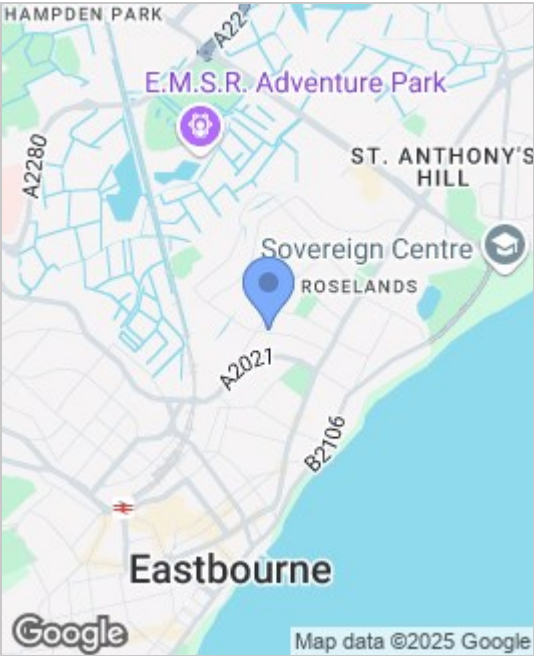
pedestal wash hand basin, part tiling to walls, with tiled flooring, chrome heated towel rail, extractor fan, inset ceiling lights, loft access, frosted double glazed window.

OFF ROAD PARKING

Block paved off road parking for two vehicles.

REAR GARDEN

Level rear garden, predominantly laid to lawn with a patio area, walled boundaries and gated side access, plenty of scope to landscape/dress as desired.



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