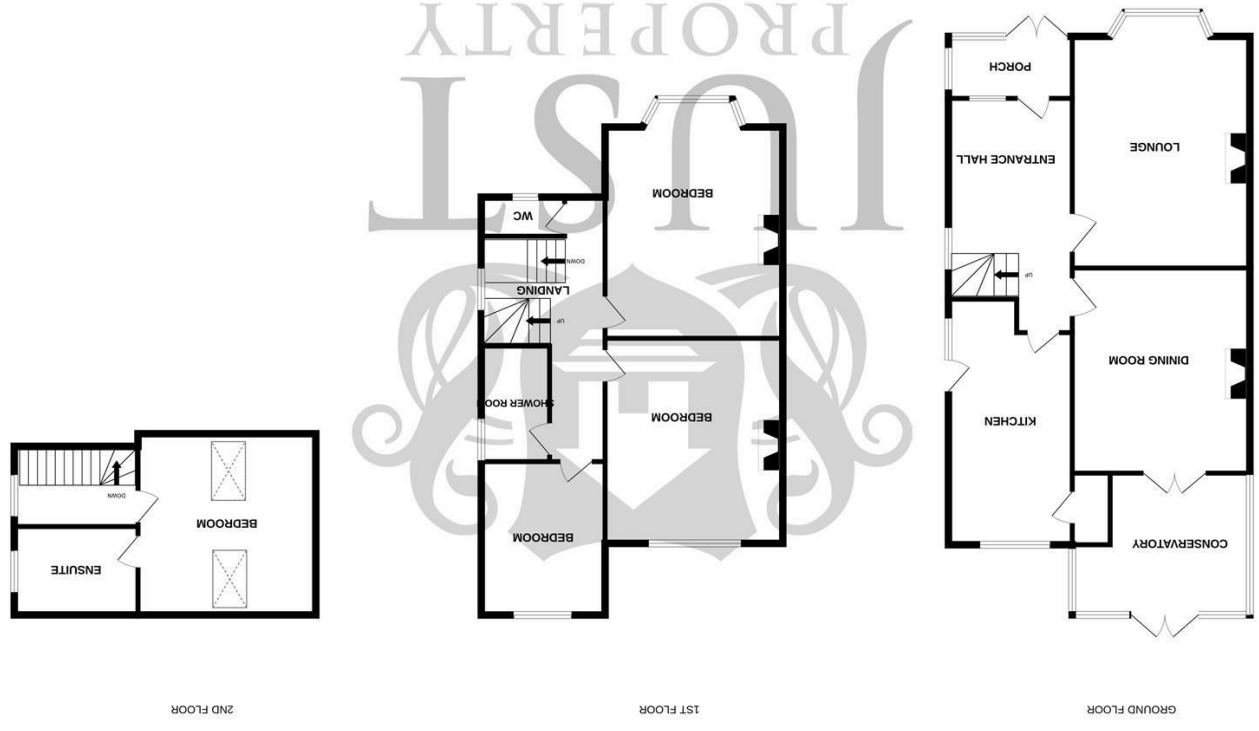


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metropix ©2024

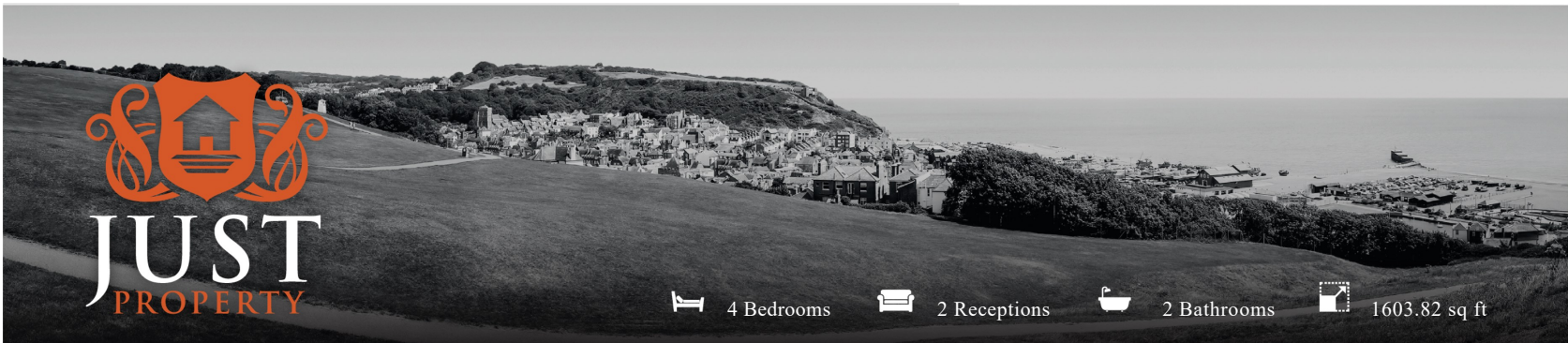
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	54
Potential	73



# FLOORPLANS

14 St. Philips Avenue, Eastbourne, BN22 8LU

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms    2 Receptions    2 Bathrooms    1603.82 sq ft

Freehold

# £400,000

14 St. Philips Avenue, Eastbourne, BN22 8LU





Freehold

£400,000

4 Bedrooms

2 Receptions

2 Bathrooms

1603.82 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

Just Property are excited to market the well proportioned 4 Bedroom semi-detached family home which has been previously extended into the loft, situated in the much sought after Roselands area of Eastbourne. The property has so much potential for a variety of buyers, lending endless possibilities for a family home, investment or someone looking to upsize for their next step on the ladder. This delightful property boasts 2 reception rooms, 4 great sized bedrooms of which the top floor bedroom has an en-suite bathroom, on the first floor there is a family shower room and a separate W.C and across three floors with a generous 1,604 sq ft of living space throughout.

Situated in the sought-after Roselands area, this home offers not only spacious rooms but also the convenience of parking for 2 vehicles - a rare find in this bustling town. Ideal for families, this home is within walking distance to Eastbourne town centre, ensuring that all amenities are easily accessible. With a great number of local schools nearby, you can rest assured that your children's education needs are well taken care of. The property's attractive façade gives the property great curb appeal, and along with gas fired central heating and UPVC windows are more great features this house offers.

Whether you're looking to relax in one of the inviting reception rooms or unwind in the comfort of the 4 well-appointed bedrooms, this property offers the perfect blend of style and functionality. The rear garden offer many established plant and shrubs and is of fantastic proportions, another positive aspect is the distant views of the South Downs from the front of the property.

Don't miss out on the opportunity to make this lovely house your new home in Eastbourne! Please call the vendors sole agents, Just Property on 01424 444100 to arrange a viewing.



## ROOM DIMENSIONS

Front Door

Porch

Entrance Hall

Lounge  
17'10" x 11'11" (5.45 x 3.65)

Dining Room  
13'11" x 11'11" (4.25 x 3.64)

Kitchen  
18'0" x 7'10" (5.49 x 2.41)

Conservatory

Stairs to First Floor Landing

Bedroom  
17'10" x 11'11" (5.45 x 3.65)

Bedroom  
13'11" x 11'10" (4.25 x 3.63)

Bedroom  
10'11" x 9'11" (3.35 x 3.03)

Shower Room  
8'2" x 4'8" (2.50 x 1.43)

Separate W.C

Stairs to second Floor

Bedroom  
15'2" x 13'7" (4.64 x 4.16)

En-Suite Bathroom  
7'11" x 4'10" (2.42 x 1.48)

Off Road Parking

Front Garden

Rear Garden

## FEATURES

- Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms and a Separate W.C
- Conservatory
- Large Kitchen
- Great Potential Throughout
- Large South Facing Gardens
- Off Road Parking for Two Cars
- Sought after Roselands Location

