



**Roselands Court Roselands Avenue, Eastbourne BN22 8NR**



**welcome to**

**Roselands Court Roselands Avenue, Eastbourne**

GUIDE PRICE: £190,000 - £200,000

Located in the highly sought after Seaside area is this two bedroom ground floor flat close to local shops, seafront, town centre and train station. Benefiting from having a garage and parking and is being sold with a share of the freehold.



### Living Room

15' 3" x 13' 11" ( 4.65m x 4.24m )

Window to the front aspect, storage and electric radiator.

### Kitchen/ Diner

12' 4" x 9' 8" ( 3.76m x 2.95m )

Fitted kitchen comprising wall and base units with work surface over, sink, space for cooker, window to the rear aspect and radiator.

### Bedroom 1

11' 9" x 11' 9" ( 3.58m x 3.58m )

Window to the side aspect, storage and radiator.

### Bedroom 2

10' 9" x 8' 9" ( 3.28m x 2.67m )

Window to the rear aspect and radiator.

### Bathroom

Window to the rear aspect, towel rail, WC, wash hand basin, bath with mixer taps and shower attachment over.

### Garage

With garage and parking.



Total floor area 73.0 sq.m. (786 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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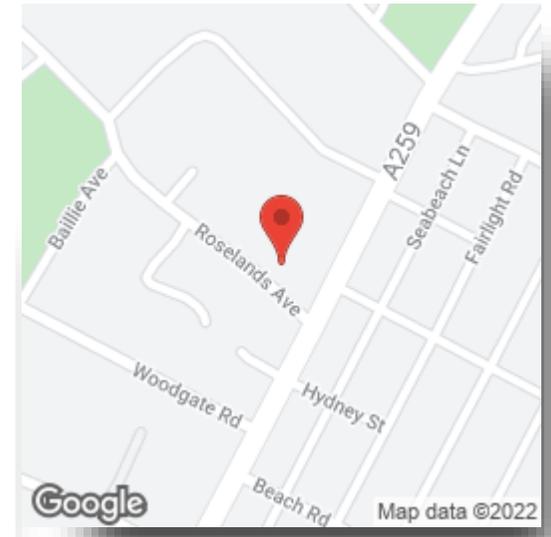
## Roselands Court Roselands Avenue, Eastbourne

- Two Bedroom Ground Floor Flat
- Garage & Parking
- Good Size Throughout
- Close to Local Shops, Transport Links and Seafront
- Highly Sought After Location

Tenure: Leasehold EPC Rating: E

guide price

**£190,000-£200,000**



Please note the marker reflects the  
postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
EBN114668 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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