



Rossington Close, Eastbourne BN21 2NG



welcome to

Rossington Close, Eastbourne

Guide Price £340,000 - £350,000 Located in the Upperton area within close distance of Cavendish school is this three bedroom semi detached house. This property benefits from open plan living room /diner, south facing rear garden and cabin fully fitted with heating and lighting.



Entrance Hall

Door to the front aspect, under stairs cupboard and radiator.

Living Room/ Diner

15' 5" max x 12' 7" max (4.70m max x 3.84m max)
Double glazed window to the rear aspect, double glazed French doors, electric fireplace and radiator.

Kitchen

8' 8" max x 9' 6" max (2.64m max x 2.90m max)
Fitted kitchen comprising wall and base units with work surfacer over, sink and drainer, electric oven, gas hob with cooker hood over, telephone & TV points, plumbing for washing machine and dishwasher, integral fridge freezer, central heating boiler and heated towel rail.

Cloakroom

Comprising WC, wash hand basin, heated towel rail and double glazed window to the front aspect.

First Floor Landing

Stairs leading from entrance hall to first floor landing with window to the side aspect and airing cupboard.

Bedroom 1

11' 2" max x 8' 7" max (3.40m max x 2.62m max)
Double glazed window to the rear aspect, built in wardrobes, radiator, telephone & TV points.

Bedroom 2

8' 4" max x 9' 2" max (2.54m max x 2.79m max)
Double glazed window to the front aspect built in wardrobes and radiator.

Bedroom 3

6' 4" max x 7' 4" max (1.93m max x 2.24m max)
Double glazed window to the rear aspect and radiator.

Bathroom

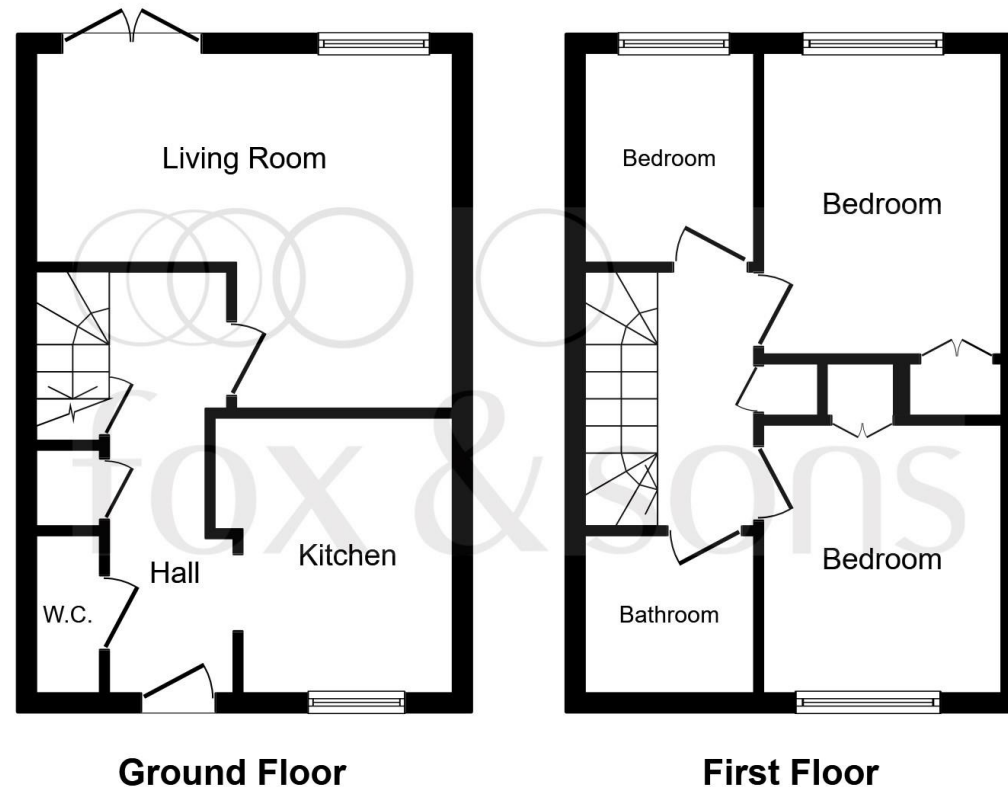
Comprising Jacuzzi bath with mixer taps and shower attachment over, wash hand basin, extractor fan, WC, radiator and double glazed window to the front aspect.

Rear Garden

Southerly facing garden comprising patio area adjoining the property leading to a raised area being mainly laid to lawn with mature fruit trees and shrubs.

Outbuilding

Fully fitted cabin with power and heating.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



view this property online fox-and-sons.co.uk/Property/EBN118463



welcome to

Rossington Close, Eastbourne

- Three Bedroom Family Home
- Well Presented Accommodation Throughout
- Generous Rear Garden
- Close To Town Centre & Train Station
- Fully Fitted Cabin

Tenure: Freehold EPC Rating: D

guide price

£340,000 - £350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118463



Property Ref:
EBN118463 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk