



The Lawns Roselands Avenue, Eastbourne BN22 8NT



welcome to

The Lawns Roselands Avenue, Eastbourne

An extremely well presented second (top) floor maisonette enviably located in the ever popular Roselands area of Eastbourne. Arranged over two floors, the accommodation comprises two double bedrooms.



Communal Entrance

External staircase at the rear to second floor. Door to;

Entrance Hall

Private door tot the front aspect. Understairs storage.

Kitchen/ Breakfast Room

14' 11" x 6' 3" (4.55m x 1.91m)

Fitted kitchen with a range of wall and base units incorporating a single drainer sink unit with mixer tap, inset four ring gas hob and electric oven under and wall mounted extractor cooker hood above. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units and cupboard housing gas boiler.

Lounge

15' 4" x 12' (4.67m x 3.66m)

Double glazed window to the front. Radiator. T.V point.

First Floor Landing

Stairs from ground floor to first floor landing. Storage cupboard.

Bedroom One

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Tiled suite comprising bath with mixer taps and shower attachment, low level w.c, wash hand basin, extractor fan.

Cloakroom

Comprising low level w.c.

Outside Storage

Private external secure storage.



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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The Lawns Roselands Avenue, Eastbourne

- CHAIN FREE
- MAISONETTE
- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- WELL PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118498 - 0003

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