





## 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 from

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"  $\times$  11' 6" ( 3.63m  $\times$  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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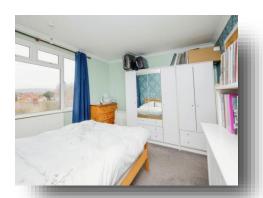
- CHAIN FREE
- MAISONETTE
- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- WELL PRESENTED THROUGHOUT

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 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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