



**St. Philips Avenue, Eastbourne BN22 8LX**



**welcome to**

**St. Philips Avenue, Eastbourne**

Fox & Sons are delighted to offer to the market this well-presented and extended three bedroom semi-detached house within the Roselands area comprising of; lounge, dining room, kitchen with breakfast room, three bedrooms, bathroom, WC, rear garden and block paved driveway for multiple vehicles.



### Entrance Porch

Double glazed window and door to the front aspect.

### Entrance Hall

Window and door to the front aspect. Under stairs cupboard. Radiator. Built in storage / book case.

### Lounge

Double glazed bay window to the front aspect. Electric fire. Radiator. Built in storage / display unit.

### Dining Room

Double glazed window to the rear aspect. Steps down into extension with a double glazed door to the garden. Fully glazed side light. Radiator.

### Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for cooker. Double glazed door to the side aspect. Double glazed window to the side and rear aspect. Radiator. Steps leading to breakfast area with French doors to the rear aspect. Radiator.

### Cloakroom

Low level W.C. Wash hand basin. Double glazed window to the side aspect.

### First Floor Landing

Double glazed window to the side aspect. Loft access. Radiator.

### Bedroom 1

Double glazed bay window to the front aspect. Built in wardrobes. Radiator.

### Bedroom 2

Double glazed bay window to the rear aspect. Built in wardrobes. Radiator.

### Bedroom 3

Double glazed window to the front aspect. Built in wardrobes. Radiator.

### Bathroom

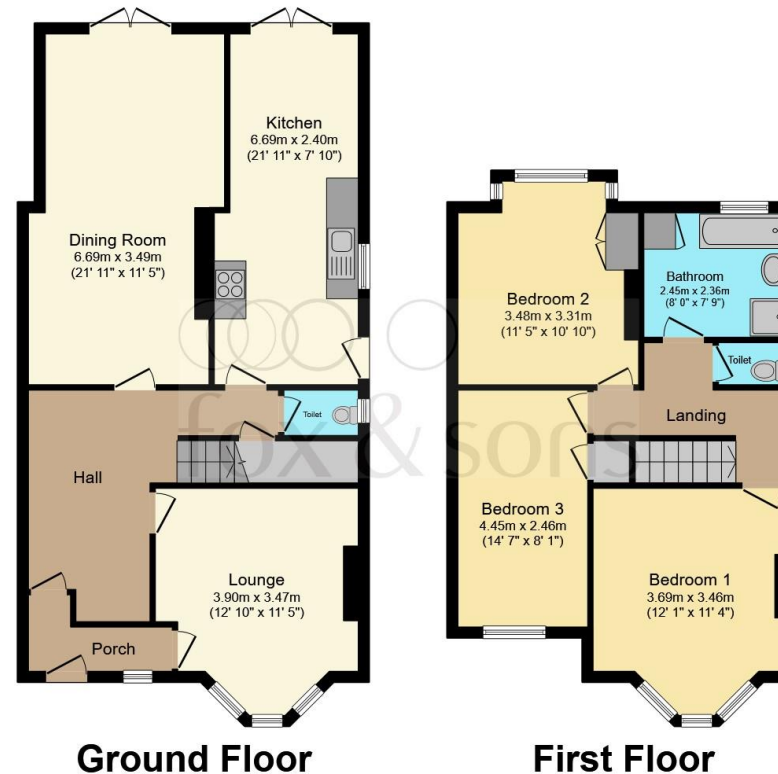
Comprising a bath with mixer taps and a walk in shower cubicle with power shower attachment. Airing cupboard. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

### Rear Garden

Well maintained rear garden with lawn, flower beds, patio, greenhouse, summer house, 2 work shops with power and lighting. Side access.

### Parking

Block paved driveway for multiple vehicles.



Total floor area 130.3 m<sup>2</sup> (1,402 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/EBN118652](http://fox-and-sons.co.uk/Property/EBN118652)



welcome to

## St. Philips Avenue, Eastbourne

- "GUIDE PRICE"
- £425,000 - £450,000
- EXTENDED
- DRIVEWAY
- WORKSHOPS

Tenure: Freehold EPC Rating: C

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN118652](https://fox-and-sons.co.uk/Property/EBN118652)



Property Ref:  
EBN118652 - 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](mailto:Eastbourne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**