



Roman Croft, Eastbourne BN21 2JZ

welcome to

Roman Croft, Eastbourne

A well-presented three bedroom end of terrace house situated within a quiet cul-de-sac in the highly favourable Upperton location, within easy reach of bus routes and Eastbourne town centre. Having three reception rooms, kitchen, WC, three bedrooms, en-suite, family bathroom, garden and driveway.



Entrance Hall

Door to the front aspect. Double glazed window to the side aspect. Under stairs cupboard. Radiator.

Lounge

13' 7" x 10' 7" (4.14m x 3.23m)

Double glazed box bay window to the front aspect. Radiator.

Dining Room

8' 8" x 10' 5" (2.64m x 3.17m)

Radiator. Double glazed patio doors leading to:

Upvc Conservatory

9' 8" max x 9' 2" (2.95m max x 2.79m)

Window to the rear and side aspect. Door to the side aspect.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

A range of wall and base units with work top over incorporating a white resin sink and drainer unit. Electric oven and gas hob. Space and plumbing for washing machine. Boiler. Radiator. Space for fridge / freezer. Double glazed window to the rear aspect.

Cloakroom

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

First Floor Landing

Stairs leading from ground floor to first floor landing. Airing cupboard. Radiator. Loft access.

Bedroom 1

11' 2" max x 10' 8" (3.40m max x 3.25m)

Double glazed window to the front aspect. Build in wardrobe. Radiator.

En Suite

Comprising a walk in shower cubicle with over head shower attachment. Shaver point. Extractor fan. Heated towel rail. Low level W.C. Wash hand basin.

Bedroom 2

11' 2" max x 9' 1" (3.40m max x 2.77m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 3

10' 5" max x 6' 9" (3.17m max x 2.06m)

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

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to the rear aspect.

Rear Garden

Low maintenance rear garden with shed, power point and outside tap.

Off Road Parking

Driveway to the front of the property.



Total floor area 97.8 sq.m. (1,053 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



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Roman Croft, Eastbourne

- END OF TERRACE HOUSE
- QUIET CUL-DE-SAC
- UPPERTON LOCATION
- THREE BEDROOMS
- EN-SUITE

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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