



Roselands Avenue, Eastbourne BN22 8NX

welcome to

Roselands Avenue, Eastbourne

Fox & Sons are delighted to present to market this fantastic Two Bedroom Semi-Detached House. Roselands enjoys good transport links, making it easy to reach Eastbourne's town centre, the beach and other surrounding areas. CALL US TODAY!



Entrance Hall

Living Room

14' 8" x 13' 10" (4.47m x 4.22m)

Double glazed window to the front aspect. Original feature fire place. Radiator. Cupboard.

Kitchen

12' x 7' 6" (3.66m x 2.29m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space for fridge / freezer. Space and plumbing for dishwasher or washing machine. Boiler. Double glazed window to the rear aspect. Current fridge/freezer included in sale.

Utility Room

Double glazed window to the side aspect. Sink unit. Cupboard unit. Space for washing machine. Current washing machine included in sale.

Ground Floor Wc

Double glazed window. Low level WC.

UPVC Conservatory

8' 5" x 7' 6" (2.57m x 2.29m)

Double glazed window to the side and rear aspects. Door to the rear aspect leading to garden.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

14' 7" x 9' 10" (4.45m x 3.00m)

Double glazed window to the front aspect. Radiator. Restricted head height.

Bedroom 2

9' 1" x 9' (2.77m x 2.74m)

Double glazed window to the rear aspect. Radiator. Restricted head height.

Bathroom

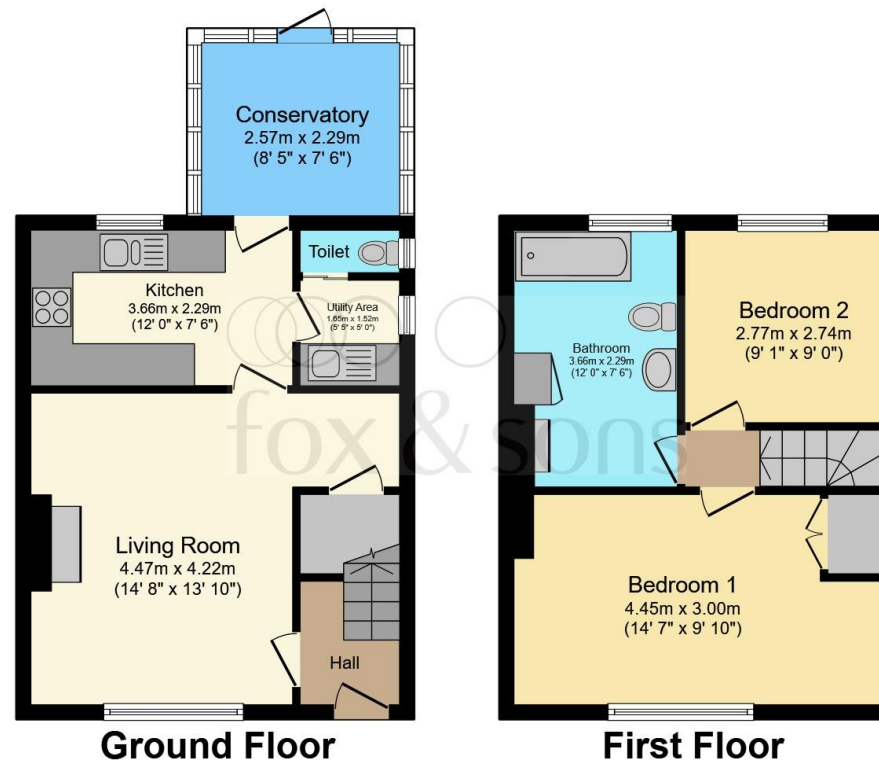
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Original feature fire place. Restricted head height. Double glazed window to the rear aspect. Large airing cupboard with a hot water tank and immersion heater.

Rear Garden

Mainly laid to lawn with fence surround.

Off Road Parking

Block paved driveway for multiple vehicles.



Total floor area 78.5 sq.m. (845 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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welcome to

Roselands Avenue, Eastbourne

- TWO BEDROOM SEMI-DETACHED HOUSE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119375 - 0007

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