



Roselands Avenue, Eastbourne BN22 8NX

welcome to

Roselands Avenue, Eastbourne

A substantial and extended 4/5 bedroom semi detached family home located in the sought after Roselands area of Eastbourne. Benefiting from a generous landscaped rear garden with cabin, 2 garages and ample off road parking.



Entrance Hall

Double glazed window to the front and side aspect.
Door to the side aspect. Radiator.

Lounge

22' 1" max x 11' 5" max (6.73m max x 3.48m max)
Double glazed bay window to the front aspect. Brick fire place with log burner. Radiator.

Kitchen / Dining Room

17' 4" x 10' 6" (5.28m x 3.20m)
A range of wall and base units with solid wood work top over incorporating a butler sink and drainer unit. Space for range cooker. Radiator. Double glazed window to the rear aspect. Double glazed patio door leading to:

Conservatory

8' 6" x 5' 10" (2.59m x 1.78m)
Double glazed window to the side and rear aspect. Stable door to the side aspect. Velux to the rear aspect. Lights.

Utility Room

17' 1" x 5' 1" (5.21m x 1.55m)
Double glazed window to the side aspect. Door to the rear aspect.

Bathroom

Comprising a roll top bath. Pull chain W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

First Floor Landing

Velux to the rear aspect. Radiator. Cupboard.

Bedroom 1

14' 8" max x 10' max (4.47m max x 3.05m max)
Double glazed window to the front aspect. Wash hand basin. Radiator.

Bedroom 2

8' 4" max x 10' 4" (2.54m max x 3.15m)
Double glazed window to the front aspect. Radiator.

Bedroom 3

10' 1" max x 8' 2" max (3.07m max x 2.49m max)
Velux to the front aspect. Airing cupboard.

Office Room

12' max x 7' 5" max (3.66m max x 2.26m max)
Radiator.

Shower Room

Comprising of a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Velux to the side aspect. Double glazed window to the rear aspect.

Second Floor

Bedroom 4

8' 9" plus recess x 6' 9" max (2.67m plus recess x 2.06m max)
Double glazed window to the rear aspect.

Rear Garden

Patio area adjoining the property with an area mostly laid to lawn. Outbuilding / workshop to the rear.

Outbuilding / Workshop

Power and lights. Insulated. Pitched roof. Double glazed window.

Garage

Door to the front aspect. Power and lighting. Space and plumbing for washing machine.



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Roselands Avenue, Eastbourne

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- OUTBUILDING / WORKSHOP
- GARAGE

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£400,000



Total floor area 126.2 m² (1,358 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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