



Selmeston Road, Eastbourne BN21 2ST

welcome to

Selmeston Road, Eastbourne

A beautifully appointed three bedroom detached bungalow with southerly facing rear garden enviably situated in the desirable Rodmill area of Eastbourne.



Entrance Hall

Door to the front aspect. Loft access. Radiator. Cupboard. Parquet flooring.

Lounge

17' 4" max x 11' 10" max (5.28m max x 3.61m max)
Double glazed window to the side aspect. Radiator. Fire place. Double glazed window to the rear aspect. Parquet flooring. French doors leading to:

Upvc Conservatory

17' 10" x 11' 7" (5.44m x 3.53m)
Double glazed window to the side and rear aspect. Double glazed French doors to the rear aspect. Electric radiator. Lights.

Kitchen

16' 1" max x 11' 2" (4.90m max x 3.40m)
A range of wall and base units with quark work top over incorporating a sink and drainer unit. Electric double oven with electric induction hob. Integral dish washer, washing machine and fridge / freezer. Radiator. Double glazed door to the side aspect. Double glazed French doors to the garden. Double glazed window to the rear aspect.

First Floor Landing

Stairs leading from the ground floor to the first floor landing.

Bedroom 1

11' 11" x 13' 11" Into bay (3.63m x 4.24m Into bay)
Double glazed bay window to the front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9' 9" plus wardrobe x 10' 5" (2.97m plus wardrobe x 3.17m)
Double glazed window to the front aspect. Radiator. Fitted wardrobe.

Bedroom 3

11' 8" max x 7' (3.56m max x 2.13m)
Double glazed window to the side aspect. Radiator.

Bathroom

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

Rear Garden

Resin pathway adjoining the property with area laid to lawn. Garden shed. Shrubs. Trees. Storage. Access to garage. Side access.

Garage

Roller door. Power and lighting.



Total floor area 120.9 m² (1,301 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

Selmeston Road, Eastbourne

- THREE GENEROUS BEDROOMS
- DETACHED BUNGALOW
- FULLY FITTED KITCHEN
- CONSERVATORY
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

£525,000



Please note the marker reflects the postcode not the actual property

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