



Bowood Avenue, Eastbourne BN22 8SL

welcome to

Bowood Avenue, Eastbourne

A beautifully appointed three bedroom semi detached family home located in the heart of the favoured Roselands area of Eastbourne. Benefiting from three double bedrooms, lounge, dining room, modern kitchen, conservatory, garage and approximately 100ft rear garden.



Entrance Porch

Double glazed window and door to the front aspect.
Double glazed window to the side aspect.

Entrance Hall

Double glazed window to the side aspect. Door to the front aspect. Radiator. Cupboards. Oak flooring.

Lounge

13' 5" into bay x 13' 3" into recess (4.09m into bay x 4.04m into recess)

Double glazed bay window to the front aspect.
Radiator. Electric fire place. Oak flooring.

Dining Room

10' 11" into recess x 12' 4" (3.33m into recess x 3.76m)

Double glazed patio doors to the rear aspect.
Radiator. Oak flooring. Electric fire.

Kitchen

8' 8" x 8' 10" (2.64m x 2.69m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Electric oven and gas hob with cooker hood above.
Cupboard containing boiler. Integral dish washer and fridge. Double glazed window to the side aspect.

Upvc Conservatory

8' 11" x 16' 6" (2.72m x 5.03m)

Double glazed window to the rear and side aspect.
Space and plumbing for washing machine. Radiator.
French doors to the rear aspect. Double glazed door to the side aspect.

Cloakroom

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

First Floor Landing

Stairs leading from ground floor to first floor landing.
Double glazed window to the side aspect. Loft access. Oak flooring.

Bedroom 1

13' 10" into bay x 9' 8" plus window (4.22m into bay x 2.95m plus window)

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

Bedroom 2

12' 3" x 9' 9" plus wardrobe (3.73m x 2.97m plus wardrobe)

Double glazed window and door to the rear aspect.
Radiator. Built in wardrobe. Oak flooring.

Bedroom 3

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window to the front aspect. Radiator.
Oak flooring.

Bathroom

Comprising a bath with mixer tap and over head shower attachment. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

W.C

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

Loft Room

Fully boarded. Velux to the rear aspect. Light. Eaves storage.

Rear Garden

Raised decked area adjoining property with steps down to paved area. An area mostly laid to lawn. Outside Tap. Side gate. Garage. Shed.

Front Garden

Block paved front garden with potential to be turned into a driveway subject to planning permission in regards to dropped curb.

Garage

Up and over door. Light.



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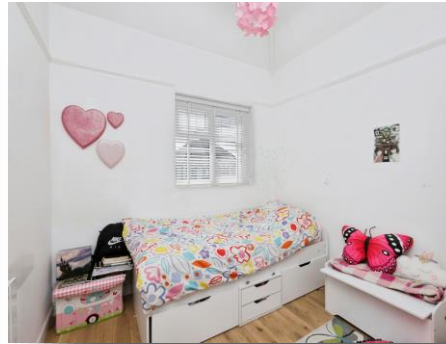
- SEMI DETACHED BAY FRONTED HOUSE
- THREE DOUBLE BEDROOMS
- LOUNGE, DINING ROOM AND CONSERVATORY
- MODERN FITTED KITCHEN
- HIGHLY SOUGHT AFTER ROSELANDS LOCATION

Tenure: Freehold EPC Rating: D



£425,000

Total floor area 148.3 m² (1,597 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.localagent.com



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