



Rutland Close, Eastbourne BN21 2SJ

welcome to

Rutland Close, Eastbourne

A chain-free two/three bedroom detached house situated in the Rodmill location, close to shops, bus routes and Eastbourne General District Hospital. The property offers, living/dining room, kitchen, WC, three bedrooms, front & rear gardens, garage and driveway. Call to arrange a viewing.



Entrance Hall

Door to the side aspect.

Lounge

19' 1" x 16' 3" (5.82m x 4.95m)

Double glazed window to the side aspect. Double glazed patio doors to the front aspect. Fireplace. Radiator.

Reception Room / Bedroom 3

17' 1" max x 10' 2" max (5.21m max x 3.10m max)

Double glazed patio doors to the rear aspect. Double glazed window to the side aspect. Radiator.

Kitchen

13' 3" x 10' (4.04m x 3.05m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and hob with extractor fan above. Boiler. Door to the side aspect. Double glazed window to the rear aspect.

Conservatory

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

Cloakroom

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

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access. Cupboards.

Bedroom 1

16' 7" max x 11' 10" max (5.05m max x 3.61m max)

Double glazed window to the front aspect. Built in wardrobe with eaves storage behind. Radiator.

Bedroom 2

14' 3" max x 11' 10" max (4.34m max x 3.61m max)

Double glazed bay window to the rear aspect. Built in wardrobe. Restricted head height. Radiator.

Bathroom

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

Rear Garden

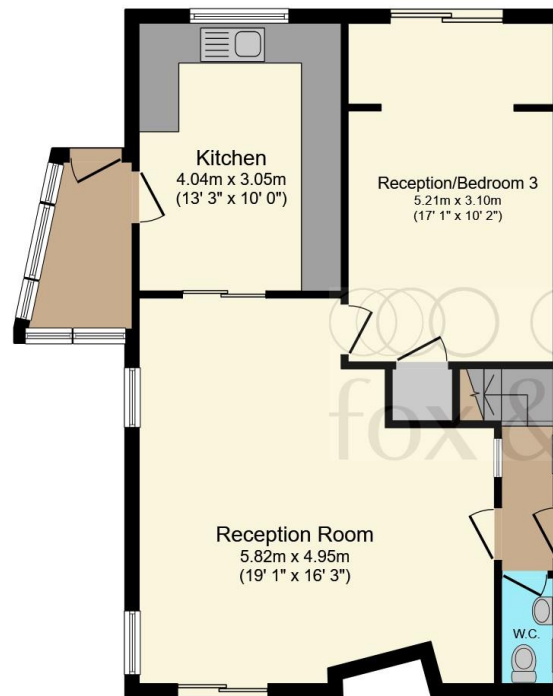
Being mainly laid to lawn with mature trees and shrubs. Patio area. Door to the garage.

Garage

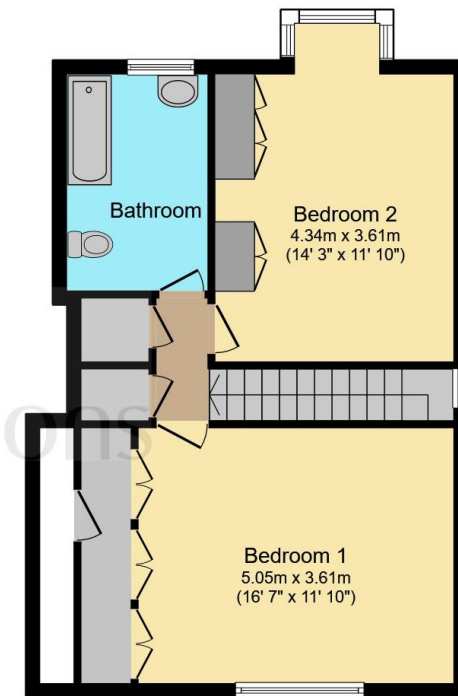
Up and over door.

Parking

Off road parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 118.8 m² (1,278 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

Rutland Close, Eastbourne

- DETACHED HOUSE
- TWO/THREE BEDROOMS
- CHAIN FREE
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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