



Churchdale Avenue, Eastbourne BN22 8SD

welcome to

Churchdale Avenue, Eastbourne

A three bedroom semi detached house situated in the Roselands area of Eastbourne. The property comprises of lounge, kitchen, three good size bedrooms with en - suite to master, and family bathroom. Further benefiting from large rear garden and ample off road parking! Perfect for first time buyers!



Entrance Hall

Double glazed door and window to the front aspect. Under stairs cupboard. Radiator.

Lounge

12' into bay x 14' 8" (3.66m into bay x 4.47m)
Double glazed bay window to the front aspect.
Electric fire place. Radiator.

Kitchen

11' 1" x 6' 1" (3.38m x 1.85m)
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. Space and plumbing for washing machine. Integral slim line dish washer. Boiler. Radiator. Double glazed window and door to the rear aspect.

First Floor Landing

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

Bedroom 1

13' 1" max x 9' 1" max (3.99m max x 2.77m max)
Double glazed window to the front aspect. Radiator.

En - Suite

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

Bedroom 2

8' 6" max x 10' 8" max (2.59m max x 3.25m max)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

9' 2" x 7' 8" (2.79m x 2.34m)
Double glazed window to the rear aspect. Radiator.

Bathroom

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

Rear Garden

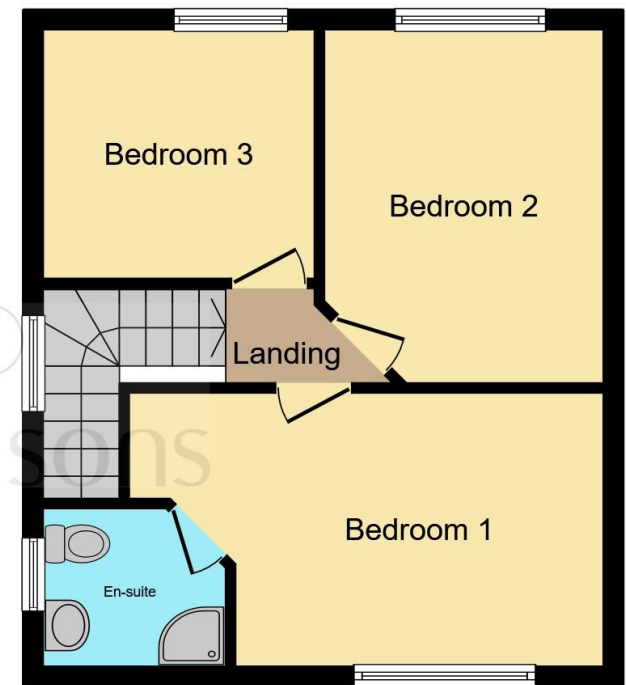
Being mainly laid to lawn with a seating area. Side access. Brick built garden shed.

Parking

Off road parking for multiple vehicles.



Ground Floor



First Floor

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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Churchdale Avenue, Eastbourne

- ***GUIDE PRICE £300,000 - £315,000***
- SEMI DETACHED HOUSE
- LARGE REAR GARDEN WITH BRICK BUILD GARDEN SHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EN - SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£300,000 - £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118438 - 0003

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