



**Fitzmaurice Mews, Eastbourne BN22 8FA**

fox & sons

**welcome to**

## **Fitzmaurice Mews,Eastbourne**

Fox & Sons are pleased to present to the market this end of terrace house located within the popular Roselands residential location. Having recently built circa 2018 in a small development this home is ideal for families and offers modern and spacious living and two allocated parking spaces.



## Entrance Hall

Door to the front aspect. Under floor heating.

## Lounge / Kitchen

32' 6" max x 12' 6" max ( 9.91m max x 3.81m max )

## Lounge

Double glazed window to the rear and side aspect.  
Double glazed French door to the rear aspect. Under stairs cupboard. Under floor heating.

## Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Space and plumbing for washing machine. Cupboard containing boiler. Under floor heating. Double glazed window to the front aspect.

## Cloakroom

Low level W.C. Wash hand basin. Under floor heating.  
Double glazed window to the side aspect.

## First Floor Landing

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

## Bedroom 1

16' max x 12' 7" max ( 4.88m max x 3.84m max )

Double glazed window to the rear and side aspect.  
Radiator.

## En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.  
Radiator. Velux window.

## Bedroom 2

12' 5" max x 9' 2" max ( 3.78m max x 2.79m max )

Double glazed window to the front aspect. Radiator.

## Bedroom 3

9' 9" x 8' ( 2.97m x 2.44m )

Double glazed window to the front aspect. Radiator.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Airing cupboard. Velux window.

## Rear Garden

Low maintenance rear garden with artificial grass and patio area. Shed. Side access.

## Off Road Parking

Two allocated parking spots. Electric charging point.



Ground Floor



First Floor

Total floor area 88.0 m<sup>2</sup> (948 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](http://www.focalagent.com)



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## Fitzmaurice Mews, Eastbourne

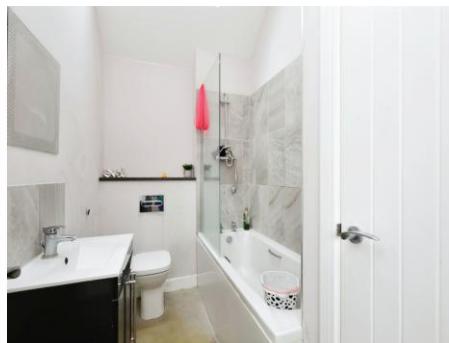
- \*\*\*GUIDE PRICE £320,000 - £330,000\*\*\*
- THREE BEDROOMS
- TWO PARKING SPACES
- EV CHARGING POINT
- BUILT WITHIN THE LAST 10 YEARS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

**£320,000 - £330,000**

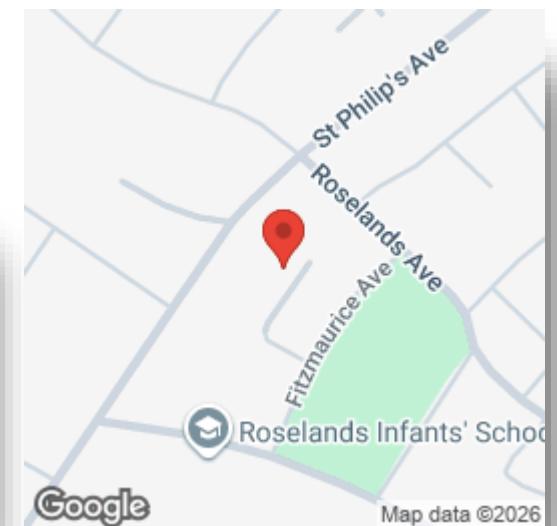


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Property Ref:  
EBN120439 - 0003



Please note the marker reflects the postcode not the actual property



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