



Ruskin Road, Eastbourne BN20 9AY

welcome to

Ruskin Road, Eastbourne

A two bedroom semi detached house enviably located within the heart of Willingdon Village offering light and spacious accommodation throughout comprising of; living/dining room, kitchen, conservatory, study, two bedrooms, en-suite and family bathrooms, rear garden, garage and driveway.



Entrance Porch

Composite door to the front aspect. Double glazed window to the front aspect.

Entrance Hall

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

Lounge

28' 11" max x 12' 4" max (8.81m max x 3.76m max)
Double glazed window to the front aspect. Double glazed patio doors to the rear aspect. Radiator.

Kitchen

7' 7" x 13' (2.31m x 3.96m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral fridge. Space for cooker. Space and plumbing for dish washer. Pantry. Double glazed door to the side aspect. Double glazed window to the rear aspect.

Upvc Conservatory

17' 7" x 11' 4" (5.36m x 3.45m)
Double glazed window to the rear and side aspect. Double glazed French doors to the side aspect. Space and plumbing for washing machine.

Study

6' 10" x 3' 11" (2.08m x 1.19m)
Double glazed window to the rear aspect. Radiator.

First Floor Landing

Double glazed window to the side aspect. Loft access. Cupboard.

Bedroom 1

14' 8" into recess x 15' 9" into recess (4.47m into recess x 4.80m into recess)
Double glazed window to the front aspect. Built in wardrobe. Radiator.

En - Suite

Comprising a shower cubicle with rainfall over head shower attachment. His and hers wash hand basin. Low level W.C. Heated towel rail. Wall lights. Double glazed door leading to balcony. Double glazed window to the front aspect.

Bedroom 2

13' max x 10' (3.96m max x 3.05m)
Double glazed window to the rear aspect. Radiator. Built in wardrobe.

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.

Private Balcony Rear Garden

Mainly laid to lawn with raised seating area. Door to garage. Further patio seating area.

Garage

Up and over door. Power and lighting. Door to the side aspect.

Off Road Parking



Total floor area 132.7 m² (1,428 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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Ruskin Road, Eastbourne

- TWO BEDROOM SEMI DETACHED HOUSE
- WILLINGDON VILLAGE
- EN-SUITE TO MASTER
- GARAGE AND DRIVEWAY
- CONSERVATORY

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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