



Eridge Road, EASTBOURNE BN21 2TS



welcome to

Eridge Road, EASTBOURNE

A very well presented and spacious three bedroom end of terraced house located in the highly sought after Rodmill area close to local shops, amenities, bus routes and parks. Benefiting from south facing rear garden, modern kitchen & bathroom, garage and gas central heating.



Entrance Porch

Door to the front aspect leading into porch with door into:

Entrance Hall

With radiator.

Living Room

17' 10" max x 15' 2" max (5.44m max x 4.62m max)
Double glazed window to the rear aspect, double glazed patio doors leading into garden, fire place and radiator.

Kitchen

13' 10" x 9' 8" (4.22m x 2.95m)
Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge freezer, central heating boiler, radiator, double glazed window to the front aspect.

Landing

Stairs rising from entrance hall leading to the first floor landing with loft access, cupboard and airing cupboard.

Bedroom 1

12' 1" max x 11' max (3.68m max x 3.35m max)
Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom 2

11' 6" max x 10' 11" max (3.51m max x 3.33m max)
Double glazed window to the front aspect and radiator.

Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m)
Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, bath with mixer taps and shower cubicle, wash hand basin, extractor fan and WC.

Front Garden

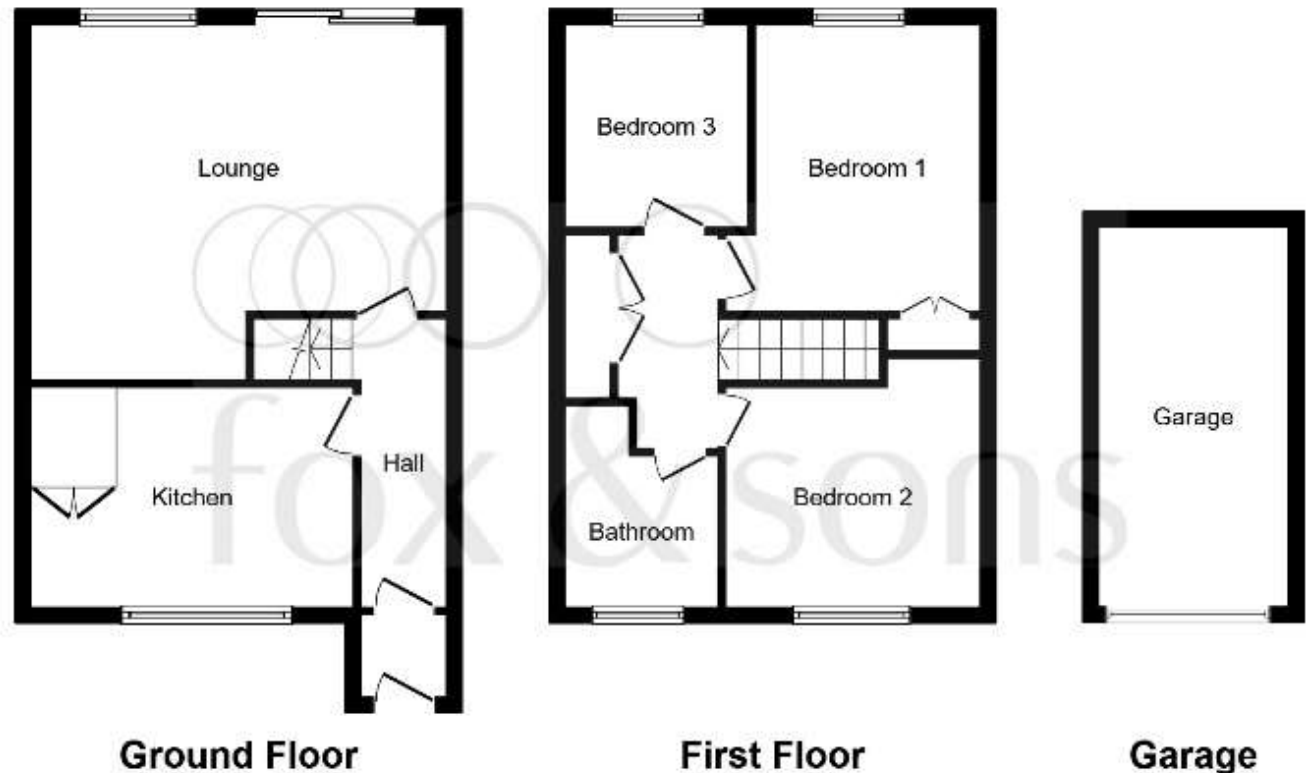
Lawned area with pathway leading to the front door.

Rear Garden

Paved patio area adjoining the property with steps leading to a raised area being mainly laid to lawn with direct access to the garage.

Garage

With up and over door.



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). Plan produced for Fox & Sons Powered by www.focalagent.com



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welcome to

Eridge Road, EASTBOURNE

- ***GUIDE PRICE £300,000-£320,000***
- Three Bedroom End of Terraced House
- Rear Garden and Driveway
- Spacious Accommodation Throughout
- Gas Central Heating

Tenure: Freehold EPC Rating: D

guide price

£300,000-£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN114503 - 0005

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