

Valuers, Land & Estate Agents

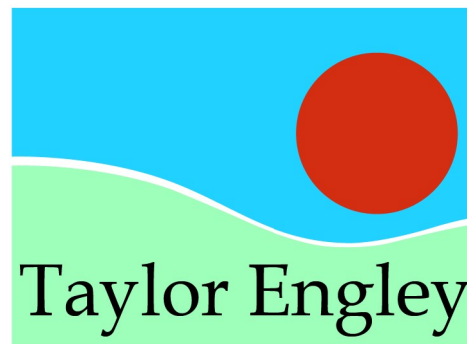
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11 Bowood Avenue, Roselands, Eastbourne, East Sussex, BN22 8SN

Guide Price £365,000 Freehold

An opportunity arises to acquire this ATTRACTIVE BAY FRONTED SEMI-DETACHED HOME, located in the popular Roselands area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. The property retains period features and has two separate reception rooms each with tiled fireplaces, three first floor bedrooms and a rear garden that enjoys a westerly aspect.



The property is located in the popular Roselands area of Eastbourne. Bus services serve the local area and local shops can be found in nearby Seaside. Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ATTRACTIVE BAY FRONTED SEMI-DETACHED HOME IN POPULAR ROSELANDS LOCATION *
SITTING ROOM * SEPARATE DINING ROOM * KITCHEN * THREE FIRST FLOOR BEDROOMS *
BATHROOM * MATURE GARDENS WITH WESTERLY ASPECT TO REAR * GAS FIRED CENTRAL
HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Arch double doors opening to:

Entrance Porch

Single glazed front door with inset patterned glass and side panels opening to:

Entrance Hall

Radiator, understairs storage cupboard housing gas and electric meters, central heating thermostat, picture rail, window to side.

Sitting Room

15'3 max into bay x 10'9 (4.65m max into bay x 3.28m) (10'9 to chimney breast plus recesses)
Bay fronted room with open tiled fireplace, fitted shelving and cabinet, outlook to front.

Dining Room

13'11 max x 11'5 max (4.24m max x 3.48m max) (11'5 max including depth of chimney breast)
Open tiled fireplace, picture rail, double doors to rear opening to rear garden.

Kitchen

10'2 max x 7'4 max (3.10m max x 2.24m max)
(Maximum measurements including depth of fitted units)
Single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Zanussi electric fan assisted oven, Zanussi four burner gas hob with extractor fan over, space and plumbing for washing machine, wall mounted cupboard housing Vaillant gas fired boiler, built-in storage cupboard, double aspect room having window to rear and window and door to side.

Stairs rising from entrance hall to:

First Floor Landing

Picture rail, loft hatch to roof space.

Bedroom 1

15'9 max into bay x 10'8 (4.80m max into bay x 3.25m) (10'8 to chimney breast)
Tiled fireplace surround, built-in wardrobe cupboard, picture rail, outlook to front.

Bedroom 2

15'11 x 10'4 (4.85m x 3.15m)
(10'4 to chimney breast)
Fitted shelving, fitted desk and cabinet, built-in wardrobe cupboard, tiled fireplace surround, picture rail, radiator, outlook to rear and far reaching views towards the South Downs in the distance.

Bedroom 3

10'2 max x 7'4 max (3.10m max x 2.24m max)
Radiator, picture rail, airing cupboard housing cylinder and shelving, outlook to rear with far reaching views towards the South Downs in the distance.

Bathroom

Bath, separate shower cubicle with Triton shower unit, pedestal wash hand basin, low level wc, part tiled walls, downlighters, radiator, window to front with deep window sill, window to side.

Outside

Front Garden

Having paved path leading to property, flower bed with mature shrubs.

Rear Garden

Enjoying a westerly aspect and having raised patio area to immediate rear with steps leading down to garden area having well stocked flower beds with a variety of shrubs, further patio area and timber shed, outside tap to side to property, gate to side.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

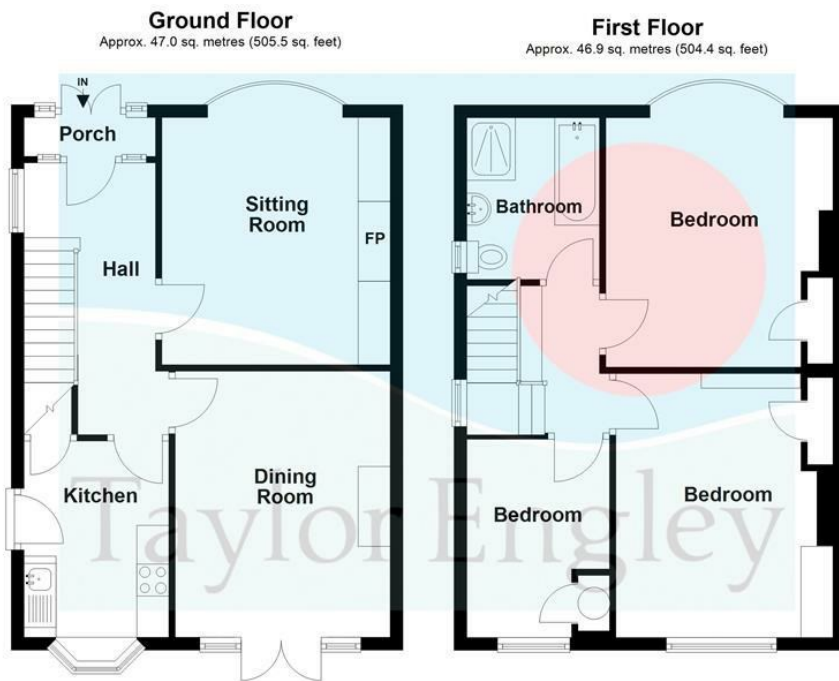
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





Ground Floor
Approx. 47.0 sq. metres (505.5 sq. feet)

First Floor
Approx. 46.9 sq. metres (504.4 sq. feet)

Total area: approx. 93.8 sq. metres (1009.8 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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