

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



88 Ringwood Road, Roselands, Eastbourne, East Sussex, BN22 8TD
Price £370,000 Freehold

An excellent opportunity to purchase this well presented **THREE BEDROOMED** semi-detached home in this favoured Roselands area of Eastbourne. The property benefits from gas fired central heating and modern UPVC double glazing with open plan kitchen/dining room, spacious sitting room, lawned gardens in excess of 50' in depth, with off road parking for two vehicles to the front. EPC = D



The property is conveniently located within close proximity to local shops, schools and amenities in nearby Seaside, whilst Eastbourne's town centre, with it's mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

*** ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * KITCHEN/DINING ROOM * THREE BEDROOMS * BATHROOM/W.C * OFF ROAD PARKING FOR TWO VEHICLES * LAWNED GARDENS TO REAR * VENDORS ARE SUITED ***



The accommodation

Comprises:

Double Glazed Front Door

To:

Entrance Porch

With internal door to:

Hallway

Spacious understairs storage cupboard.

Cloakroom/W.C

Low level w.c,

Sitting Room

13'10 into bay x 11'2 (4.22m into bay x 3.40m)
UPVC bay window to front, tv point, double radiator.

Kitchen/Dining room

Dining Area

12' x 10' (3.66m x 3.05m)
UPVC patio doors to rear, vinyl flooring, led spot lighting.

Kitchen Area

13'10 x 7'10 (4.22m x 2.39m)
Comprehensive range of matching base level units with complimentary rolled edge modern worktop surfaces with inset one and a half bowl single drainer sink unit, plumbing and space for washing machine, plumbing for dishwasher, space for American style fridge/freezer, electric oven with five burner gas hob above, UPVC windows to side and rear with access door to rear garden.

Stairs from hallway to:

First Floor Landing

Led spot lighting.

Bedroom 1

14'6 x 9'1 into chimney breast recess (4.42m x 2.77m into chimney breast recess)
UPVC bay window to front, tv satellite point, double radiator.

Bedroom 2

12' x 9'10 (3.66m x 3.00m)
UPVC window to rear, radiator.

Bedroom 3

8'4 x 8'1 (2.54m x 2.46m)
Window to front, radiator.

Bathroom

8'6 x 7'2 (2.59m x 2.18m)
White suite comprising panelled bath with Triton electric shower unit over, with curved shower screen, chrome heated towel rail, vanity wash hand basin with monobloc mixers, low level w.c, part tiled walls, hatch to insulated loft, UPVC obscured window to side.

Driveway Parking

Block paved driveway parking for two vehicles, recently constructed.

Rear Garden

In excess of 50' in depth with patio at rear leading to area principally laid to lawn with hardstanding to side, brick walls and close board fencing to side and rear, side gated access to front, outside water tap.

N.B.

Our clients have advised us that the gas boiler has recently been replaced with a Viessmann combination gas boiler and the majority of the double glazing was replaced in 2021, the EPC was carried out prior to these improvements being carried out.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

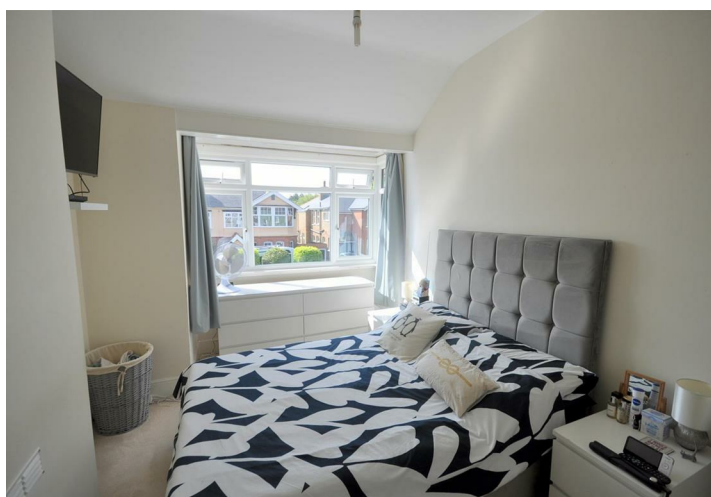
Council Tax Band - D Eastbourne Borough Council
£2416.45 currently until 31st March 2025.

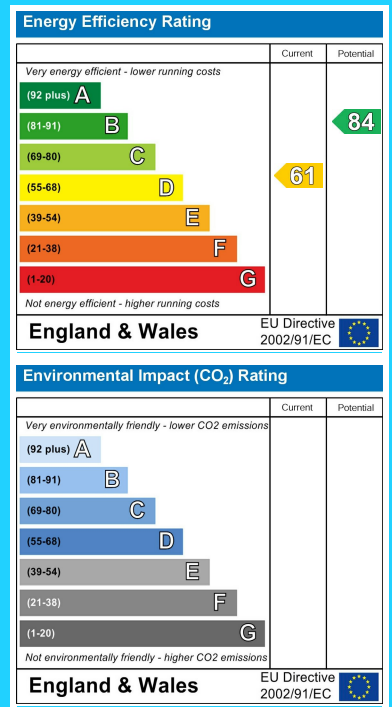
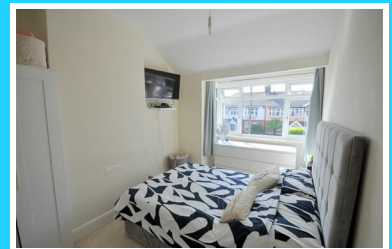
FOR CLARIFICATION:

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 ENGLELY.





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.

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Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750