






# TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £299,950



## 11 Roselands Avenue, Eastbourne, BN22 8NS

Located in Roselands just yards from the recreation ground and shops on Seaside, this immaculately presented Period home is semi detached and occupies a corner plot. Having two double bedrooms, there is a spacious sitting room with a wood burner and the kitchen/breakfast room is well equipped and affords access to the generous double glazed conservatory. Further benefits include a cloakroom, useful utility room and a stylish modern bathroom/wc. A driveway to the front provides off street parking and leads to a small internal garage and the attractive gardens to the side and rear enjoy a pleasant and secluded rear aspect. Eastbourne's picturesque seafront and town centre are both easily accessible.

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## Main Features

- Semi Detached House

- 2 Bedrooms

- Cloakroom

- Sitting Room

- Kitchen/Breakfast Room

- Double Glazed Conservatory

- Utility Room

- Stylish Modern Bath &

Shower Room/WC

- Southerly Facing Secluded

Gardens

- Off Road Parking & Small

Garage

### Entrance

Frosted double glazed door to-

### Double Glazed Porch

Frosted windows. Inner door to-

### Entrance Hallway

Carpet.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Double glazed window to rear aspect.

### Sitting Room

13'6 x 10'11 (4.11m x 3.33m)

Radiator. Wood burner and mantel above. Carpet. Understairs cupboard. Double glazed bow window to front aspect.

### Kitchen/Breakfast Room

14'4 x 7'6 (4.37m x 2.29m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Wall mounted units. Extractor. Space for fridge freezer. Breakfast bar. Space and plumbing for dishwasher. Radiator. Tiled flooring. Double glazed windows to rear and side aspects.

### Double Glazed Conservatory

10'2 x 8'9 (3.10m x 2.67m)

Radiator. Double glazed windows to rear and side aspects. Sliding double glazed doors to rear.

### Utility Room

9'3 x 8'7 (2.82m x 2.62m)

Wall mounted electric radiator. Luxury vinyl tiled flooring. Range of wall and base units. Worksurfaces. Wall mounted gas boiler. Space and plumbing for washing machine. Double glazed door to rear aspect. Door to garage.

### Stairs from Ground to First Floor Landing

### Bedroom 1

14'4 x 9'7 (4.37m x 2.92m)

Radiator. Carpet. Feature fireplace and mantel above. Store cupboard. Double glazed window to front aspect.

### Bedroom 2

11'5 x 7'3 (3.48m x 2.21m)

Radiator. Carpet. Double glazed window to rear aspect.

### Stylish Modern Bath & Shower Room/WC

Panelled shower bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Luxury vinyl tiled flooring. Part tiled walls. Frosted double glazed window.

### Outside

There are front, side and rear gardens with the later being secluded and laid to lawn and patio with planted borders.

### Parking

A driveway to the front provides off street parking and leads to a small garage.

### Garage

9'0 x 8'4 (2.74m x 2.54m)

Up and over door. Electric power and light.

Council Tax Band = C

EPC = C