

2 Bedroom

2 Reception

늘 1 Bathroom



Freehold

## £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	Entrance Frosted double glazed door to-
Semi Detached House	Double Glazed Porch Frosted windows. Inner door to-
2 Bedrooms	Entrance Hallway <sub>Carpet.</sub>
Cloakroom	Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Double glazed window to rear aspect.
Sitting Room	<b>Sitting Room</b> 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.
<ul> <li>Kitchen/Breakfast Room</li> </ul>	
Double Glazed Conservatory	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.
Utility Room	
Stylish Modern Bath &	
Shower Room/WC	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.
<ul> <li>Southerly Facing Secluded</li> </ul>	
Gardens	
Off Road Parking & Small	
Garage	Stairs from Ground to First Floor Landing
	<b>Bedroom 1</b> 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.
	<b>Bedroom 2</b> 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

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (sech as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.