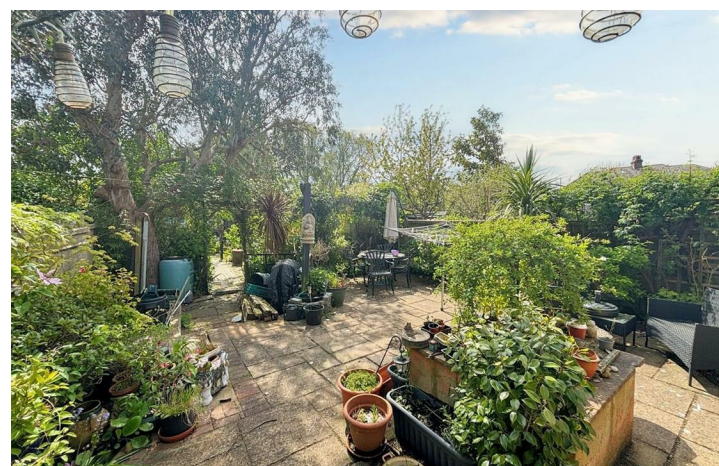
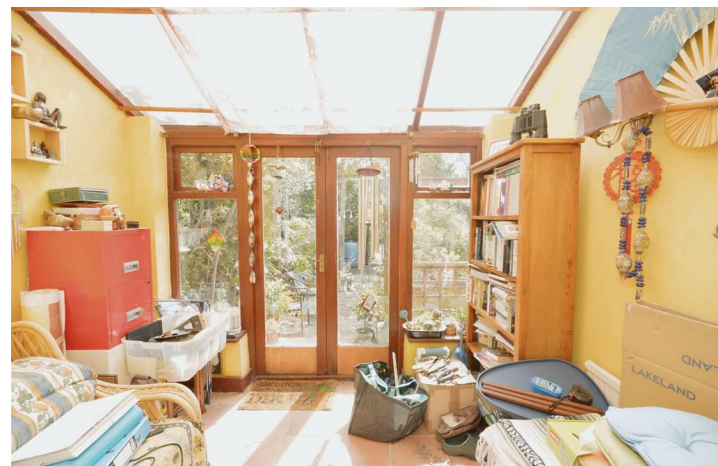


36 St. Philips Avenue,
Eastbourne, BN22 8LX

Freehold

£345,000



3 Bedroom 2 Reception 1 Bathroom



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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 (such 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.



TOWN PROPERTY

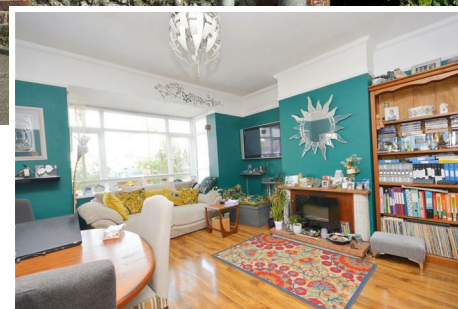


01323 412200

Freehold

3 Bedroom 2 Reception 1 Bathroom

£345,000



36 St. Philips Avenue, Eastbourne, BN22 8LX

A spacious and well proportioned three bedroom semi detached house set in sizeable gardens that provide a high level of seclusion. Enviably situated in the Roselands the house benefits from two separate reception rooms, a fitted kitchen with separate utility room and ground floor cloakroom. The first floor comprises of three bedrooms and a spacious bathroom. Roselands is well served with nearby schools, local shops on Seaside and within easy reach of the picturesque seafront and town centre. An internal inspection comes highly recommended.

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36 St. Philips Avenue, Eastbourne, BN22 8LX

£345,000**Main Features**

	<p>Entrance uPVC entrance door with stained glass to-</p> <p>Entrance Lobby Light. Further door to-</p> <p>Entrance Hallway Radiator. Wood effect flooring. Stairs to first floor.</p> <p>Cloakroom Low level WC. Wash hand basin. Tiled splashback. Frosted double glazed window.</p> <p>Lounge 15'7 x 12'4 (4.75m x 3.76m) Picture rail. Coved ceiling. Radiator. Feature fireplace with inset electric fire. Wood effect flooring. Double glazed bay window.</p> <p>Second Reception Room 12'8 x 10'9 (3.86m x 3.28m) Wood effect flooring. Picture rail. Feature fireplace. Radiator. Patio doors to conservatory.</p> <p>Conservatory 9'5 x 6'11 (2.87m x 2.11m) Tiled flooring. Radiator. Door to garden.</p> <p>Fitted Kitchen 8'9 x 7'7 (2.67m x 2.31m) Fitted range of white wall and base units. Solid wood worktop with inset one and a half bowl sink unit with mixer tap. Cooker point. Radiator. Inset spotlights. Serving hatch. Wood effect flooring. Double glazed window to side aspect. Door to-</p> <p>Utility Room 7'8 x 6'10 (2.34m x 2.08m) Wood effect flooring. Base unit. Solid wood worktop. Plumbing and space for washing machine. Space for American style fridge freezer. Part tiled walls. Double glazed window. Door to lean to.</p> <p>Stairs from Ground to First Floor Landing: Loft hatch (not inspected). Frosted double glazed window.</p> <p>Bedroom 1 12'8 x 11'8 (3.86m x 3.56m) Radiator. Fitted furniture. Feature fireplace. Double glazed window to front aspect.</p>
<ul style="list-style-type: none"> • Semi Detached House • 3 Bedrooms • Cloakroom • Lounge • 2nd Reception Room • Kitchen • Utility Room & Lean To • Bathroom/WC • Secluded Rear Garden • Block Paved Driveway for 2 Vehicles 	

Bedroom 2

12'2 x 8'6 (3.71m x 2.59m)
Picture rail. Built in wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 3

8'8 x 7'9 (2.64m x 2.36m)
Radiator. Double glazed window.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Chrome heated towel rail. Frosted double glazed window.

Outside

To the front there is a block paved driveway for two vehicles and a flower bed.

The wonderful gardens to the rear provide a high level of seclusion. Mainly laid to patio there are well stocked flower beds and borders with mature trees and shrubs, a pond, area of decking and two wooden sheds.

Council Tax Band = D

EPC = D