



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1 Reception 1 Bathroom

£315,000



## 247 Southbourne Road, Eastbourne, BN22 8RF

Favourably located in Roselands, this semi detached house has three bedrooms and off street parking to the front for two/three cars. Well presented throughout, there is a spacious sitting room and a kitchen/breakfast room in addition to a useful cloakroom and a stylish modern bathroom/wc. Double glazing and gas fired central heating and radiators extend throughout whilst fitted shutters have also been installed to most windows. There is an attractive lawned and patio rear garden with a shed, summerhouse and side access whilst there is easy access to the seafront. Nearby shops, schools and the town centre are also within walking distance.

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## Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Side Lobby
- Modern Bathroom/WC
- Lawned Garden
- Block Paved Driveway for 2-3 Cars

### Entrance

Covered entrance with frosted double glazed composite door to-

### Entrance Hallway

Radiator. Carpet. Double glazed window to side aspect.

### Sitting Room

15'9 x 11'7 (4.80m x 3.53m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

### Kitchen/Dining Room

16'2 x 9'4 (4.93m x 2.84m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Space for fridge, freezer and cooker. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units. Radiator. Tiled flooring. Double glazed window to rear aspect. Door to-

### Side Lobby

Understairs cupboard. Door to garden and door to-

### Cloakroom

High flush WC. Tiled flooring. Tiled walls. Frosted double glazed window.

### Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected). Double glazed window to side aspect.

### Bedroom 1

11'5 x 9'4 (3.48m x 2.84m)

Radiator. Carpet. Built in wardrobes. Double glazed window to rear aspect with fitted shutters.

### Bedroom 2

9'6 x 9'0 (2.90m x 2.74m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect with fitted shutters.

### Bedroom 3

9'11 x 9'8 (3.02m x 2.95m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

### Modern Bathroom/WC

Panelled shower bath with mixer tap, shower attachment, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

### Outside

There is a lawned and patio rear garden with planted borders, a shed, summerhouse and side access.

### Parking

Off street parking is arranged to the front for two/three vehicles.

Council Tax Band = C