



# TOWN PROPERTY






☎ 01323 412200

Freehold

## Guide Price

### £375,000 - £385,000

 3/4 Bedrooms  1/2 Reception  1 Bathroom



## 1 Rodmill Drive, Eastbourne, BN21 2SR

\*\*\*GUIDE PRICE £375,000 - £385,000\*\*\*

Conveniently located in Rodmill just yards from nearby shops in Framfield Way and the District General Hospital, this link detached house is arranged with three/four bedrooms and is being sold CHAIN FREE. Well presented throughout, there is a spacious sitting room and an adjoining kitchen/dining room with a study/bedroom 4 and cloakroom also included. In addition, there is a bathroom/wc, gardens that are laid to patio and artificial grass and where gated access to off street parking is arranged to the rear. A large single garage is also attached to the property. Local schools and East Sussex College campus are also within close walking distance.

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Eastbourne, BN21 2SR

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## Main Features

- Link Detached House
- 3/4 Bedrooms
- Study/Bedroom 4
- Cloakroom
- Sitting Room
- Open Plan Dining Room
- Open Plan Kitchen
- Bathroom/WC
- Garden, Driveway & Garage
- CHAIN FREE

### Entrance

Double glazed sliding door to-

### Entrance Porch

Inner door to-

### Entrance Hallway

Radiator. Understairs cupboard. Carpet. Frosted window.

### Study/Bedroom 4

8'0 x 7'4 (2.44m x 2.24m)

Radiator. Carpet. Double glazed window to front aspect.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Part tiled walls. Frosted double glazed window.

### Sitting Room

14'9 x 11'5 (4.50m x 3.48m)

Radiator. Carpet. Double glazed window to front aspect.

### Open Plan Dining Room

9'5 x 8'8 (2.87m x 2.64m)

Radiator. Space for fridge freezer. Sliding double glazed patio doors to rear.

### Open Plan Kitchen

9'6 x 8'7 (2.90m x 2.62m)

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 five ring gas hob and electric double oven under. Integrated refrigerator and dishwasher. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Double glazed window to rear aspect.

### Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

### Bedroom 1

13'1 x 9'1 (3.99m x 2.77m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

### Bedroom 2

9'2 x 9'0 (2.79m x 2.74m)

Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

### Bedroom 3

9'9 x 8'3 (2.97m x 2.51m)

Radiator. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled shower bath. Pedestal wash hand basin. Low level WC. Radiator. Tiled walls. Frosted double glazed window.

### Outside

There are secluded rear gardens arranged to patio and artificial grass with surrounding brick walls.

### Parking

There is gated access to a driveway.

### Garage

15'10 x 7'1 (4.83m x 2.16m)

A large single garage is attached to the house. Up and over door, electric light and power supply.

EPC = D

Council Tax Band = D