

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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Main Features

Entrance

Double glazed sliding door to-

· Link Detached House

Entrance Porch Inner door to-

• 3/4 Bedrooms

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Frosted window.

• Study/Bedroom 4

Study/Bedroom 4 8'0 x 7'4 (2.44m x 2.24m)

Cloakroom

Radiator. Carpet. Double glazed window to front aspect.

· Sitting Room

Cloakroom

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

· Open Plan Dining Room

Sitting Room

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

· Open Plan Kitchen

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.

Garden, Driveway & Garage

Open Plan Kitchen

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

CHAIN FREE

· Bathroom/WC

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.

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.

FPC = D

Council Tax Band = D

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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.