

#### 36 Ringwood Road, Eastbourne, BN22 8TB

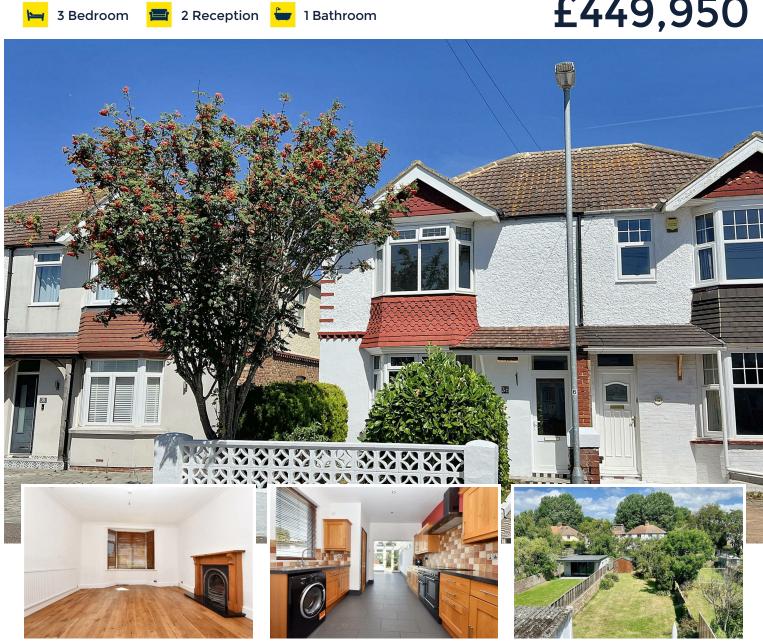


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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the 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

## £449,950

Freehold



#### 36 Ringwood Road, Eastbourne, BN22 8TB

Being sold CHAIN FREE, this lovely Period home is both bay fronted and semi detached. Having been extended, there are three double bedrooms, a spacious sitting room with open fire and an adjoining dining room with engineered Oak flooring extending throughout. In addition, there is a cloakroom, a large fitted kitchen and adjoining double glazed conservatory with underfloor heating. There is also a well appointed bath and shower room/wc and to the rear, the walled garden is laid to lawn and patio extending to approximately 100' in length. There is an area of shared driveway to the front with gated access to hardstanding and a SINGLE GARAGE. The house is within close walking distance of local shops on Seaside and schools whilst Seaside recreation ground, the picturesque seafront and town centre shops and the mainline railway station are also easily accessible.



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	Main Features	Entrance Double glazed door to-	Bedroom 2 11'7 x 12'9 (3.53m x 3.89m )
	<ul> <li>Semi Detached House</li> </ul>	Vestibule	Radiator, carpet and double glazed window to side aspe
	• 3 Bedrooms	Engineered oak flooring, inner door to-	Bedroom 3 10'6 x 7'10 (3.20m x 2.39m)
	Sitting Room	Entrance Hallway Radiator, understairs cupboard and engineered oak flooring.	Radiator, carpet and double glazed window to rear aspec
	Dining Room	Sitting Room	Bath and Shower Room/WC Panelled bath with mixer tap, shower cubicle with wall m
	• Kitchen	13'2 x 12'4 (4.01m x 3.76m) Radiator, open fireplace with ornate surround and mantel above.	shower, pedestal wash basin with mixer tap, low level W tiled flooring and frosted double glazed window.
	Double Glazed Conservatory	Engineered oak flooring and double glazed window to front aspect.	Outside
	• Cloakroom	Dining Room 11'4 x 12'8 (3.45m x 3.86m )	There is a pretty front garden, whilst to the rear the lawn garden is walled and extends to approximately 100' in ler gated side access.
	• Bath and Shower Room/WC	Radiator, engineered oak flooring and double glazed window to rear and side aspect.	
	<ul> <li>Approximately 100' lawned</li> </ul>	Kitchen	Parking
	rear garden, shared	10'5 x 16'2 (3.18m x 4.93m)	There is an area of shared driveway to the front with gate further hardstanding and a SINGLE GARAGE.
	driveway and single garage	Range of units comprising of bowl and a half single drainer sink unit	
	CHAIN FREE	and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for range cooker and American	Garage 17'86 x 8'90 (5.18m x 2.44m)
		Style Fridge Freezer, integrated dishwasher and space and plumbing	Up and over door.
		for washing machine. Range of wall mounted units and extractor. Double glazed door to side. Tiled floor with underfloor heating,	EPC = D
		Double Glazed Conservatory 9'0 x 14'3 (2.74m x 4.34m) Tiled flooring with underfloor heating. Double glazed windows to front	COUNCIL TAX BAND = D
		and side aspects and double glazed double door to rear.	
		Cloakroom Low level WC, wall mounted wash hand basin, radiator, tiled floor, wall mounted gas boiler and double glazed frosted window	
		Stairs from Ground to First Floor Landing Radiator, access to loft via ladder (not inspected).	
		Bedroom 1 17'2 x 12'10 (5.23m x 3.91m) Radiator, carpet and double glazed window to front aspect.	

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l mounted I WC, radiator,

wned and patio length. There is

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