

36 Ringwood Road,
Eastbourne, BN22 8TB

Freehold

£449,950



 3 Bedroom  2 Reception  1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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

£449,950



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.

www.town-property.com info@town-property.com

36 Ringwood Road, Eastbourne, BN22 8TB

£449,950**Main Features**

- Semi Detached House
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Double Glazed Conservatory
- Cloakroom
- Bath and Shower Room/WC
- Approximately 100' lawned rear garden, shared driveway and single garage
- CHAIN FREE

Entrance
Double glazed door to-

Vestibule
Engineered oak flooring, inner door to-

Entrance Hallway
Radiator, understairs cupboard and engineered oak flooring.

Sitting Room
13'2 x 12'4 (4.01m x 3.76m)
Radiator, open fireplace with ornate surround and mantel above.
Engineered oak flooring and double glazed window to front aspect.

Dining Room
11'4 x 12'8 (3.45m x 3.86m)
Radiator, engineered oak flooring and double glazed window to rear and side aspect.

Kitchen
10'5 x 16'2 (3.18m x 4.93m)
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. Space for range cooker and American Style Fridge Freezer, integrated dishwasher and space and plumbing for washing machine. Range of wall mounted units and extractor.
Double glazed door to side. Tiled floor with underfloor heating,

Double Glazed Conservatory
9'0 x 14'3 (2.74m x 4.34m)
Tiled flooring with underfloor heating. Double glazed windows to front 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.

Bedroom 2
11'7 x 12'9 (3.53m x 3.89m)
Radiator, carpet and double glazed window to side aspect

Bedroom 3
10'6 x 7'10 (3.20m x 2.39m)
Radiator, carpet and double glazed window to rear aspect.

Bath and Shower Room/WC
Panelled bath with mixer tap, shower cubicle with wall mounted shower, pedestal wash basin with mixer tap, low level WC, radiator, tiled flooring and frosted double glazed window.

Outside
There is a pretty front garden, whilst to the rear the lawned and patio garden is walled and extends to approximately 100' in length. There is gated side access.

Parking
There is an area of shared driveway to the front with gated access to further hardstanding and a SINGLE GARAGE.

Garage
17'86 x 8'90 (5.18m x 2.44m)
Up and over door.

EPC = D

COUNCIL TAX BAND = D