



TOWN PROPERTY



01323 412200

Freehold

 4/5 Bedroom  2/3 Reception  2 Bathroom

£389,950



34 Rotunda Road, Eastbourne, BN23 6LF

Located in the St. Anthony's area of Eastbourne, this extended end terraced house provides excellent accommodation for families and is arranged with four/five bedrooms and two/three receptions incorporating scope for annexe style usage. The property features both a ground floor shower room/wc and a first floor bathroom/wc in addition to a fitted kitchen and adjoining conservatory with breakfast bar. The spacious sitting room also includes a wood burner and the rear garden has areas of patio and lawn. Ample off street parking is provided to the front with a block paved driveway. Within close walking distance of nearby shops and schools, the seafront and exciting marina can also be found in the surrounding area.

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Main Features

- Extended Semi Detached House
- 4/5 Bedrooms
- Sitting Room
- Dining Room
- Fitted Kitchen
- Double Glazed Conservatory
- Ground Floor Study/Bedroom 5
- Ground Floor Shower Room/WC
- Modern Bathroom/WC
- Lawned & Patio Rear Garden & Driveway

Entrance

Frosted double glazed door to -

Entrance Hallway

Radiator. Store cupboard. Wood laminate flooring.

Ground Floor Shower Room/WC

Suite comprising corner shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap set in vanity unit. Wood laminate flooring. Radiator. Frosted double glazed window.

Study/Bedroom 5

8'11 x 7'3 (2.72m x 2.21m)

Radiator. Wood laminate flooring. Bi-fold doors to rear. Double glazed window to rear aspect.

Dining Room

11'0 x 9'2 (3.35m x 2.79m)

Radiator. Wood laminate flooring. Double glazed double doors to rear. (Dining furniture could be available).

Sitting Room

12'4 x 11'3 (3.76m x 3.43m)

Radiator. Wood burner with mantel above. Wood laminate flooring. Double glazed window to front aspect.

Fitted Kitchen

13'9 x 7'10 (4.19m x 2.39m)

Range of units comprising bowl and a half single drainer sink unit with mixer tap, surrounding upstands and worksurfaces with cupboards under. Space for range cooker and American style fridge/freezer. Integrated dishwasher. Range of wall mounted units. Extractor. Understairs cupboard with space and plumbing for washing machine. Wood laminate flooring. Radiator.

Double Glazed Conservatory

9'3 x 9'11 (2.82m x 3.02m)

Radiator. Breakfast bar. Wood laminate flooring. Double glazed windows to rear aspect. Double glazed double doors to rear aspect.

Stairs from Ground to First Floor Landing:

Store cupboard. Loft access with ladder (not inspected). Double glazed window to rear aspect.

Bedroom 1

12'5 x 10'10 (3.78m x 3.30m)

Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

11'6 x 10'0 (3.51m x 3.05m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

11'8 x 8'0 (3.56m x 2.44m)

Radiator. Carpet. Double glazed window.

Bedroom 4

11'2 x 8'4 (3.40m x 2.54m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

Outside

There is a lawned and patio rear garden with side access.

Parking

Ample off street parking is provided is arranged to the front with a generous driveway.

EPC = D

Council Tax Band = C

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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.