

30 Rodmill Drive,  
Eastbourne, BN21 2SP

Freehold

£450,000



3/4 Bedroom 2/3 Reception 2 Bathroom



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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.



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\*\*\* GUIDE PRICE £450,000 - £475,000\*\*\*

Having been extended throughout, this spacious detached house in the Rodmill area, provides versatile accommodation ideally suited for families. Having three/four double bedrooms, two/three receptions and an attached garage, ample off street parking is provided for a number of vehicles and superb far reaching views across Eastbourne towards the sea can be enjoyed. The property boasts a large porch, cloakroom, kitchen/dining room and a side porch/utility whilst a family bathroom/wc is located on the first floor. Planning permission also exists for further development of the first floor. Landscaped gardens to the rear offer areas of Indian sandstone patio and lawn with glass balustrades and rendered walls. The surrounded area is well served with excellent schools, local shops, East Sussex College and Eastbourne and District General Hospital. Eastbourne town centre is approximately one and half miles distant.

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Main Features

- Spacious Detached House
- Three/Four Bedrooms
- Cloakroom
- Two/Three Reception Rooms
- En-Suite Shower Room
- Bathroom/WC
- Landscaped Rear Garden
- Off Road Parking for Multiple Vehicles
- Garage
- Views Towards The Sea

**Entrance**  
Frosted double glazed door -

**Large Double Glazed Porch**  
Double glazed windows and inner door to-

**Cloakroom**  
Low level WC. Wall mounted wash hand basin. Radiator. Wood laminate flooring. Tiled walls. Frosted double glazed window.

**Sitting Room**  
16'1 x 15'0 (4.90m x 4.57m)  
Radiator. Wood laminate flooring. Double glazed windows to side and front aspects with far reaching views towards Hastings and the sea.

**Kitchen/Dining Room**  
19'10 x 10'10 (6.05m x 3.30m)  
Range of units comprising of butlers sink ad surrounding wooden worksurfaces with cupboards and drawers under. Inset four ring induction hob and inductor with double oven under. Integrated fridge freezer and dishwasher. Range of wall mounted units and concealed wall mounted gas boiler. Breakfast bar. Understairs cupboard. Radiator. Double glazed window to rear aspect. Double glazed door to-

**Rear Porch/Utility Room**  
Space and plumbing for washing machine. Double glazed window to side aspect and double glazed door to rear garden.

**Garden Room/Bedroom 4**  
17'2 x 7'9 (5.23m x 2.36m)  
Wall mounted decorative radiator. Sliding double glazed doors.

**Stairs from Ground to First Floor Landing**  
Airing cupboard. Access to loft with ladder (not inspected). Linen cupboard.

**Bedroom 1**  
13'7 x 11'4 (4.14m x 3.45m)  
Radiator. Concealed walk in wardrobe. Double glazed window to front aspect with far reaching views towards the sea.

**En-Suite Shower Room**  
Shower cubicle. Radiator.

**Bedroom 2**  
16'10 x 7'10 (5.13m x 2.39m)  
Radiator. Carpet. Double glazed windows to front and rear aspect.

**Bedroom 3**  
12'1 x 7'10 (3.68m x 2.39m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bathroom/WC**  
Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

**Outside**  
The plot is level to the front with the front garden being lawned with adjacent gravel covered off street parking a multiple vehicles.

**Rear Garden**  
This has been landscaped and provides areas of Indian sandstone patio and lawn with rendered walls and brushed steel balustrades. A large brick built shed is also included.

**Garage**  
There is an attached garage with up and over door and door to the rear garden.

**COUNCIL TAX BAND = E**

**EPC = E**

