

9 Swan Mews,
Eastbourne, BN22 8FD

Freehold
Guide Price
£490,000 - £500,000



4 Bedroom 1 Reception 2 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.



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*** GUIDE PRICE £490,000 - £500,000 ***

A stunning four bedroom Semi-detached house forming part of this quality gated development in the highly sought after Roselands area. Arranged over three floors the house offers well presented accommodation that is light and airy and well proportioned. The ground floor consists of a fully fitted kitchen with integrated appliances and granite worktops, ground floor cloakroom and wonderful lounge with bi-fold doors opening onto the rear garden. To the first floor there are three double bedrooms with a luxury bathroom and stairs to the second floor with a master bedroom and luxury en-suite shower room. Further benefits include sealed units double glazing, gas central heating, driveway with EV charging point and garage. Local shops and well regarded schools are nearby and Eastbourne's seafront is within comfortable walking distance. An internal inspection comes very highly recommended.

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Main Features

- Semi Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Bathroom/WC
- En Suite Shower Room/WC
- South Facing Rear Garden
- Tandem Driveway
- Garage

Entrance
UPVC Front door to-

Entrance Hallway
Radiator. Wood laminate flooring.

Ground Floor Cloakroom
Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

Lounge
17'3 x 15'5 (5.26m x 4.70m)
Wood laminate flooring. Radiator. Spotlights. Double glazed window to side aspect. Bifold doors to rear aspect.

Kitchen
11'9 x 8'5 (3.58m x 2.57m)
Fitted range of wall and base units, granite worktops with inset sink bowl and mixer tap with cupboards and drawers under. Four ring induction hob and eye level electric oven. Granite splashback. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Combi boiler. Wood laminate flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Carpet. Cupboard with built in storage. Double glazed window to side aspect.

Bedroom 2
12'4 x 9'1 (3.76m x 2.77m)
Radiator. Built in wardrobes. Carpet. Double glazed window to front aspect. TV socket.

Bedroom 3
14'1 x 7'7 (4.29m x 2.31m)
Radiator. Carpet. TV socket.

Bedroom 4
10'8 x 7'6 (3.25m x 2.29m)
Carpet. Radiator. Double glazed window to rear aspect. TV socket.

Bathroom/WC
Bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Tiled flooring and fully tiled walls. Heated towel rail. Frosted double glazed window.

Stairs from First to Second Floor Landing
Carpet. Double glazed window to side aspect.

Master Bedroom
22'10 x 12'4 (6.96m x 3.76m)
Carpet. Radiator. Double glazed window to rear aspect. Velux window and blackout blind.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Tiled floor. Heated towel rail. Frosted double glazed window.

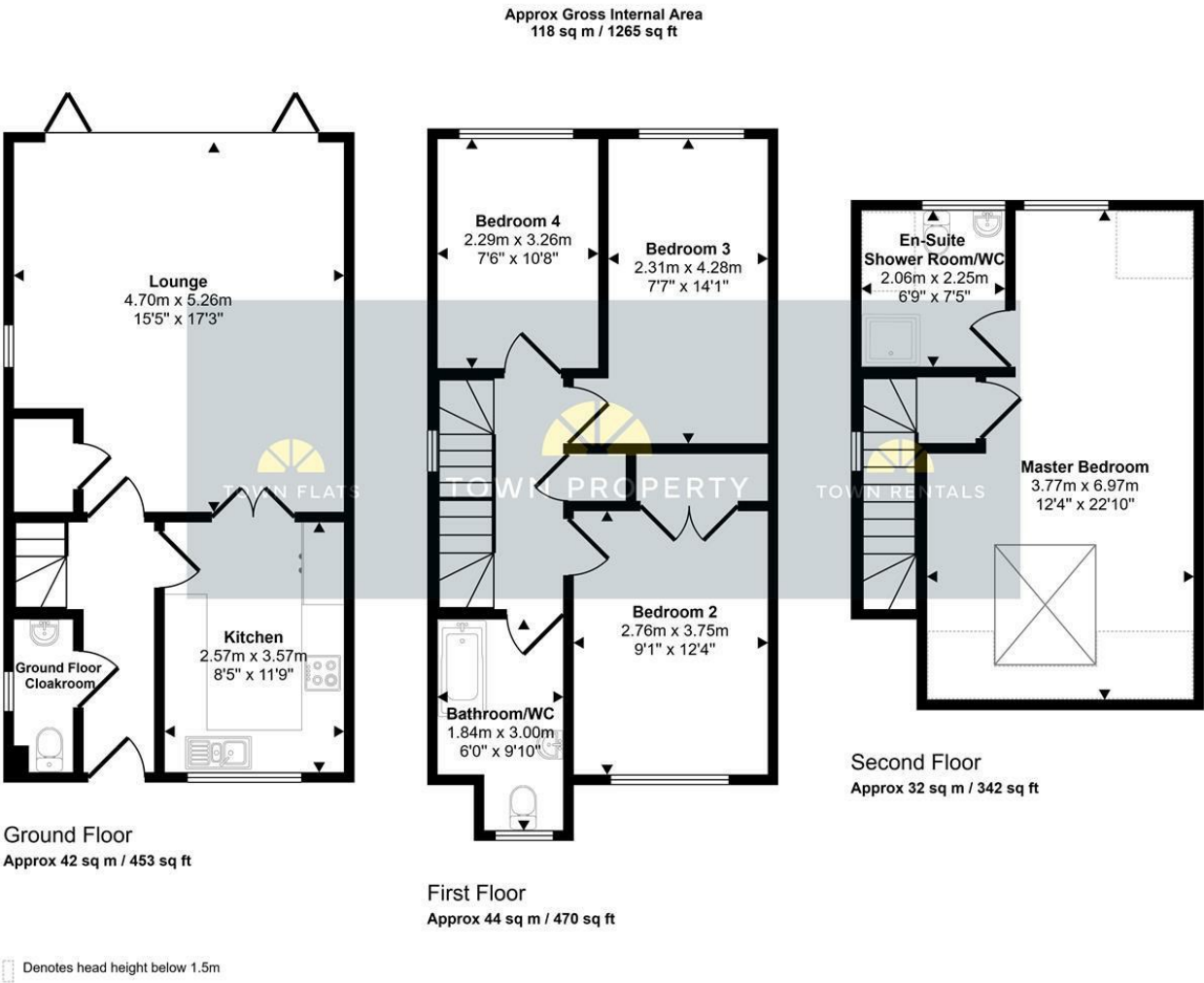
Outside
The South facing rear garden is laid to lawn with an area of decking adjoining the property. There is a side door to access the-

Garage
Up and over door.

Parking
There is a driveway to the side of the property that has tandem parking for two vehicles. The driveway leads to the garage. There is also an EV charging point.

EPC = B

COUNCIL TAX BAND = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.