

8 Rodmill Road,
Eastbourne, BN21 2PU

Freehold

£399,950



3 Bedroom 2 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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Being sold CHAIN FREE, this imposing and extended end terraced Period home on the borders of Old Town & Rodmill is notable for its stunning and far reaching views across Eastbourne, towards Hastings and the sea. There are three double bedrooms, one with en suite facilities and two generous ground floor reception rooms. In addition, there is a fitted kitchen, a cloakroom and a sizeable wrap around conservatory that includes a utility area. A further bathroom/wc is located on the first floor. To the rear is a walled lawned garden and a driveway provides invaluable off street parking and leads to the single garage. Local schools and nearby shops are within close walking distance and the area is well served with bus services that run into town.

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Main Features

- Extended End Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Double Glazed Conservatory
- Cloakroom
- Bathroom/WC & En-Suite Shower Room/WC
- Driveway Providing Off Road Parking
- Garage
- CHAIN FREE

Entrance
Double glazed door to-

Vestibule
Double glazed window. Inner door to-

Entrance Hallway
Radiator. Engineered oak flooring.

Sitting Room
13'11 x 13'7 (4.24m x 4.14m)
Radiator. Open fire with mantel above. Engineered oak flooring. Double glazed window to side and rear aspect.

Dining Room
14'1 x 9'9 (4.29m x 2.97m)
Radiator. Engineered oak flooring. Double glazed window to rear aspect with far reaching views.

Kitchen
10'3 x 9'7 (3.12m x 2.92m)
Range of units comprising of bowl and a half single drainer sink unit with mixer tap and part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and eye level oven and grill. Space for dishwasher. Wall mounted units. Understairs cupboard. Wood laminate flooring. Double glazed window to rear aspect.

Sun Room/Utility
11'4 x 7'10 (3.45m x 2.39m)
Engineered oak flooring. Wall mounted gas boiler. Space and plumbing for washing machine and tumble dryer. Radiator. Double glazed window to rear aspect. Double glazed doors to side and rear aspect.

Cloakroom
Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Radiator.

Bedroom 2
18'2 x 10'7 (5.54m x 3.23m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear and side aspect.

Bedroom 3
12'2 x 9'8 (3.71m x 2.95m)
Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Stairs from First to Second Floor Landing
Access to loft (not inspected). Velux window and door to-

Master Bedroom
19'5 x 9'1 (5.92m x 2.77m)
Radiator. Carpet. Double glazed windows to rear and side aspects.

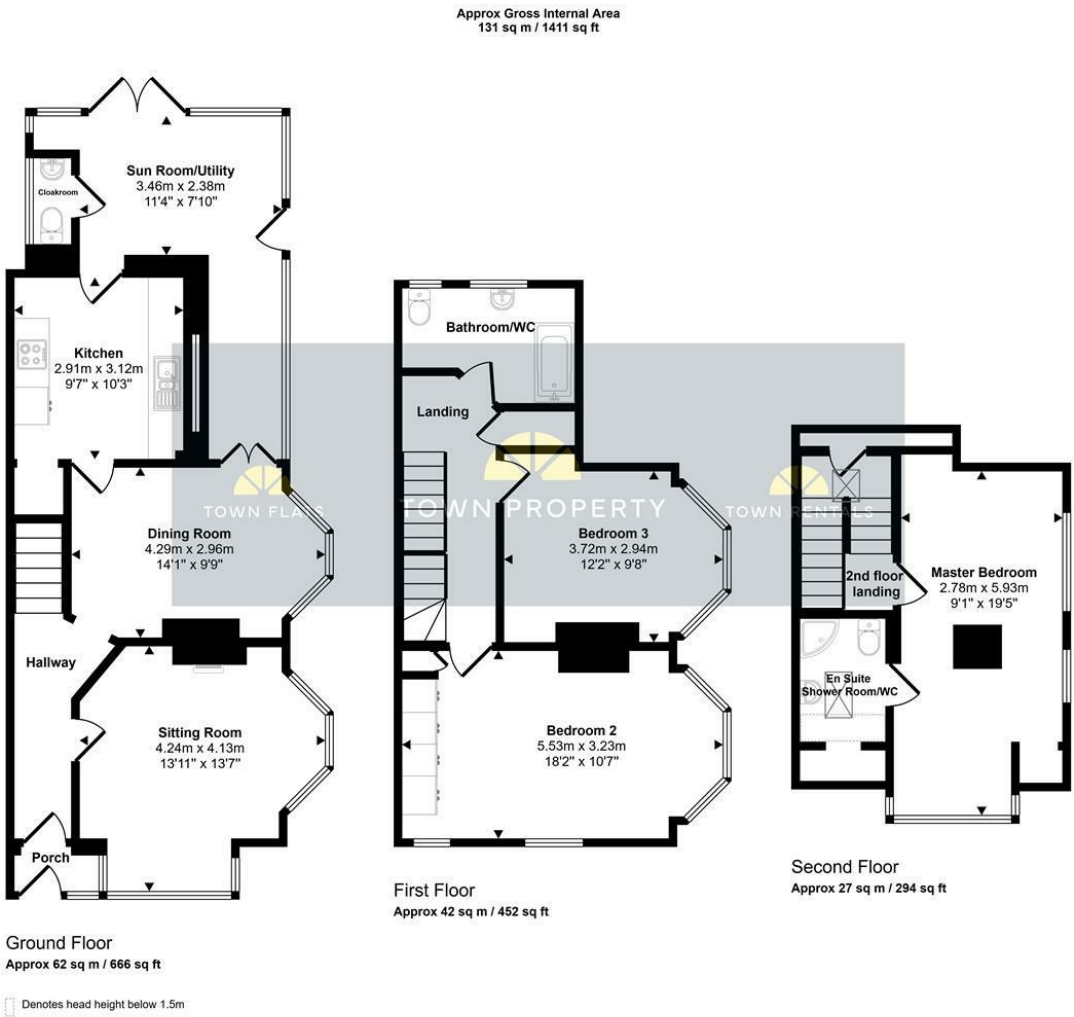
En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Velux windows to front aspect.

Outside
There is a walled lawned rear garden with gated side access.

Parking
A driveway provides invaluable off street parking and leads to the garage.

Garage
Up and over door.

EPC = E
COUNCIL TAX BAND = C



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.