



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£350,000



88 Ringwood Road, Eastbourne, BN22 8TD

A period bay fronted house located in this favoured road in Roselands. Offering well proportioned accommodation the house benefits from three bedrooms, a modern open plan kitchen/dining room and a separate lounge. Further benefits include a ground floor cloakroom, spacious bathroom and gas central heating. The garden to the rear is mainly laid to lawn and to the front is a block paved driving for two vehicles. Local schools are within close walking distance and the picturesque seafront and town centre are also easily accessible. An internal inspection comes very highly recommended.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Dining Room
- Open Plan Kitchen
- Utility Area
- Bathroom/WC
- Garden
- Block Paved Driveway
Providing Parking For 2
Vehicles

Entrance
Door to entrance lobby with further door to-

Entrance Hallway
Inset spotlights. Radiator. Understairs cupboard. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Part tiled walls. Extractor fan.

Lounge
13'9 x 11'2 (4.19m x 3.40m)
TV point. Inset spotlights. Double glazed bay window to front aspect.

Dining Room
12' x 9'10 (3.66m x 3.00m)
Inset spotlights. Radiator. Patio doors to garden.

Open Plan Fitted Kitchen
12' x 7'7 (3.66m x 2.31m)
Fitted range of high gloss base units. Worktop with inset five ring gas hob and electric oven. One and a half bowl sink unit with mixer tap. Plumbing and space for washing machine and dishwasher. Wall mounted gas boiler. Frosted double glazed window. Opening to-

Utility Area
Space for upright fridge freezer. Door to garden.

Stairs from Ground to First Floor Landing:
Inset spotlights.

Bedroom 1
14'6 x 9'1 (4.42m x 2.77m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'11 x 9'10 (3.63m x 3.00m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'3 x 8'1 (2.51m x 2.46m)
Radiator. Double glazed window.

Bathroom/WC
White suite comprising of panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan. Inset spotlights. Loft hatch (not inspected). Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with gated side access and to the front is a wonderful block paved driveway providing off road parking for two vehicles.

EPC = D.

Council Tax Band = D.

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.