

77 St. Philips Avenue,
Eastbourne, BN22 8LX

Freehold

£425,000



3 Bedroom 2 Reception 1 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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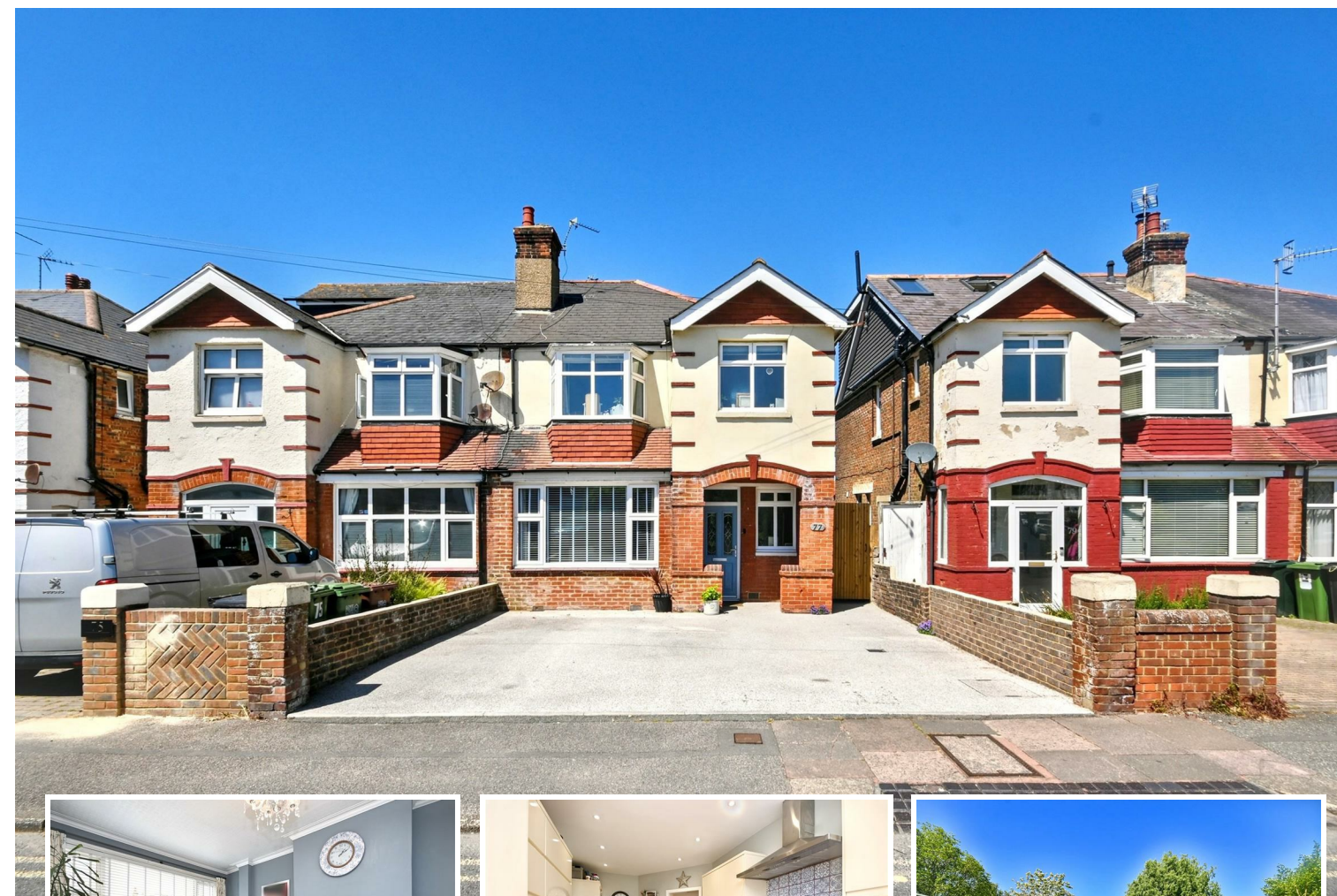


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A beautifully maintained period semi detached family home, ideally situated in the highly sought after Roselands area of Eastbourne. Renowned for its excellent school catchment and close proximity to the town centre, seafront, local parks, and a wide range of amenities, this property offers both convenience and charm. The spacious accommodation includes three generous double bedrooms, two elegant reception rooms, and a stylish kitchen/breakfast room complete with integrated appliances. A modern family bathroom with separate shower cubicle, as well as a ground floor WC add to the practicality of this home. Outside, enjoy a stunning 100ft landscaped rear garden with an elevated sandstone patio adjoining the house, perfect for families or entertaining, along with a resin driveway providing off-street parking for multiple vehicles to the front.

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Main Features

- Semi Detached House
- 3 Double Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Bath & Shower Room/WC
- Landscaped Rear Garden Circa 100ft
- Resin Driveway

Storm Porch
Covered entrance with double glazed front door to-

Hallway
Radiator. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC. Wall mounted wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Lounge
15'4 x 11'3 (4.67m x 3.43m)
Radiator. Electric fireplace Large double glazed window to front aspect.

Dining Room
12'10 x 10'2 (3.91m x 3.10m)
Carpet. Column style radiator. Double glazed sliding door to rear garden.

Kitchen/Breakfast Room
14'9 x 9'1 (4.50m x 2.77m)
Fitted range of wall and base units with under under unit lighting and surrounding worktops with inset bowl and a half sink unit. Range cooker with extractor above. Breakfast bar. Integrated fridge freezer, dishwasher, washing macine and tumble dryer. Concealed combi boiler. Double glazed window to side aspect. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Carpet. Sizeable landing suitable for a home office. Airing cupboard. Loft access (not inspected) with retractable ladder.

Bedroom 1
15'8 x 9'3 (4.78m x 2.82m)
Carpet. Full width fitted wardrobes. Radiator. Double glazed bay window to front aspect.

Bedroom 2
13' x 10'5 (3.96m x 3.18m)
Wooden flooring. Radiator. Double glazed window to rear aspect.

Bedroom 3
12'8 x 9'1 (3.86m x 2.77m)
Carpet. Radiator. Double glazed window to rear aspect.

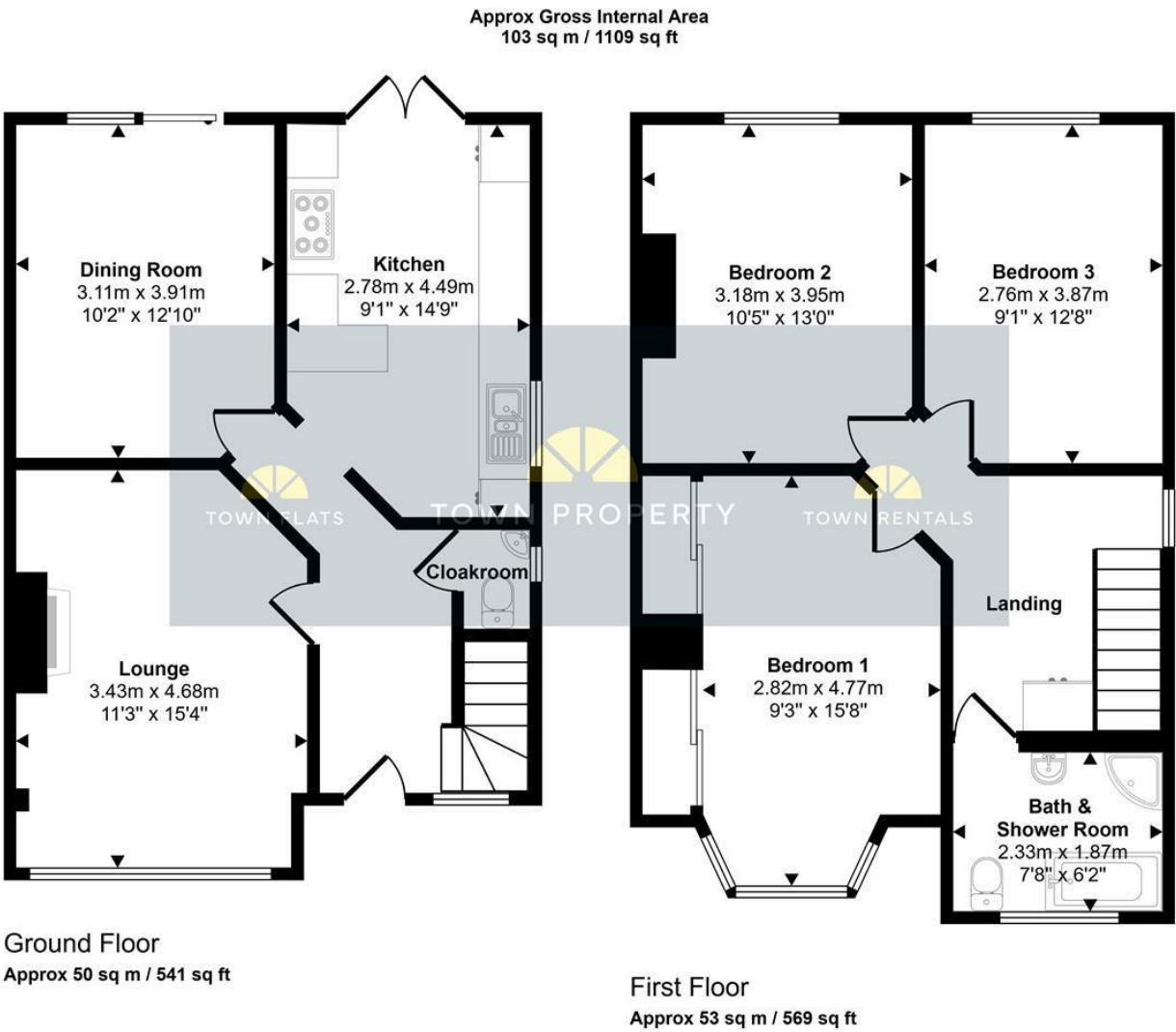
Bath & Shower Room/WC
Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Tiled flooring. Frosted double glazed windows.

Outside
The landscaped rear garden is approximately 100ft in length and mainly laid to lawn with a sandstone patio area adjoining the house. There are planted borders and a vegetable patch. The garden has walled boundaries, a gate for side access, a shed with power, a greenhouse and external lighting.

Parking
There is a resin driveway to the front of the property that provides off road parking for multiple vehicles.

EPC = D

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.