



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£415,000



106 Ringwood Road, Eastbourne, BN22 8TE

Located in the heart of Roselands, this Period semi detached house three double bedrooms and also features a gated driveway and an oversize garage. Being sold CHAIN FREE, there are two generous receptions, a kitchen/breakfast room and a useful cloakroom. In addition, there is a well appointed bath & shower room/wc, whilst the house is mostly double glazed and has oil fired central heating. There are lovely mature gardens to the front and rear of the property, the rear of which extend to approximately 80' in length. The gated parking and garage are accessed via Moy Avenue. Eastbourne's picturesque seafront and town centre are easily accessible whilst local shops on Seaside and schools can be found within close walking distance.

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Main Features

- Semi Detached House
- 3 Double Bedrooms
- Ground Floor Cloakroom
- Two Generous Receptions
- Kitchen/Breakfast Room
- Bath & Shower Room/WC
- Large Lawned Rear Garden
- Oversize Garage & Gated Driveway
- Oil Fired Central Heating
- CHAIN FREE

Entrance

Frosted double glazed double door to-

Vestibule

Store cupboard. Frosted double glazed window. Door to-

Hallway

Carpet. Radiator. Understairs cupboard. Frosted double glazed window.

Ground Floor Cloakroom

Low level WC. Radiator. Tiled flooring. Frosted double glazed window.

Sitting Room

Carpet. Radiator. Double glazed window to front aspect.

Dining Room

Carpet. Radiator. Fireplace surround with open fire and mantel above. Double glazed sliding patio door to rear.

Kitchen/Breakfast Room

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under and concealed extractor over. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Breakfast bar. Floor standing oil fuelled boiler. Radiator. Double glazed window to rear and side aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing

Access to loft (not inspected). Frosted double glazed window.

Bedroom 1

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 3

Carpet. Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window.

Outside

There are lawned front and rear gardens, there rear which are level and extend to approximately 80' in length. Access is gained from here into the garage.

Parking

A gated driveway is accessed via Moy Avenue and provides off street parking.

Oversize Garage

18'76 x 15'16 (5.49m x 4.57m)

Up and over door. Power and light. Door to rear and new rubber roof.

EPC = D

COUNCIL TAX BAND = D

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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.