

3 Rossington Close,
Eastbourne, BN21 2NG

Freehold

Guide Price
£600,000 - £625,000



4 Bedroom 1/2 Reception 3 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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Forming part of an exclusive private close in Upperton, this attractive detached house has four double bedrooms arranged across two floors and is presented to a high standard throughout. The property features an impressive open plan kitchen/dining room with fully integrated appliances and a breakfast bar, the open plan kitchen/dining room also has access to the bay fronted sitting room where far reaching views across Rodmill towards the High Weald can be enjoyed. A driveway to the front provides off street parking and leads to the integral TANDEM garage. The versatile accommodation also includes a ground floor bathroom/wc, a first floor shower room/wc and an ensuite shower room/wc all of which are well appointed. The rear garden, which is laid to Indian sandstone patio and lawn, enjoys a secluded and Southerly aspect with gated side access. The house is within close walking distance of Motcombe Village shops, Waitrose and nearby schools that serve all age groups. Eastbourne town centre with its mainline railway station is approximately half a mile distant. The property is being sold CHAIN FREE.

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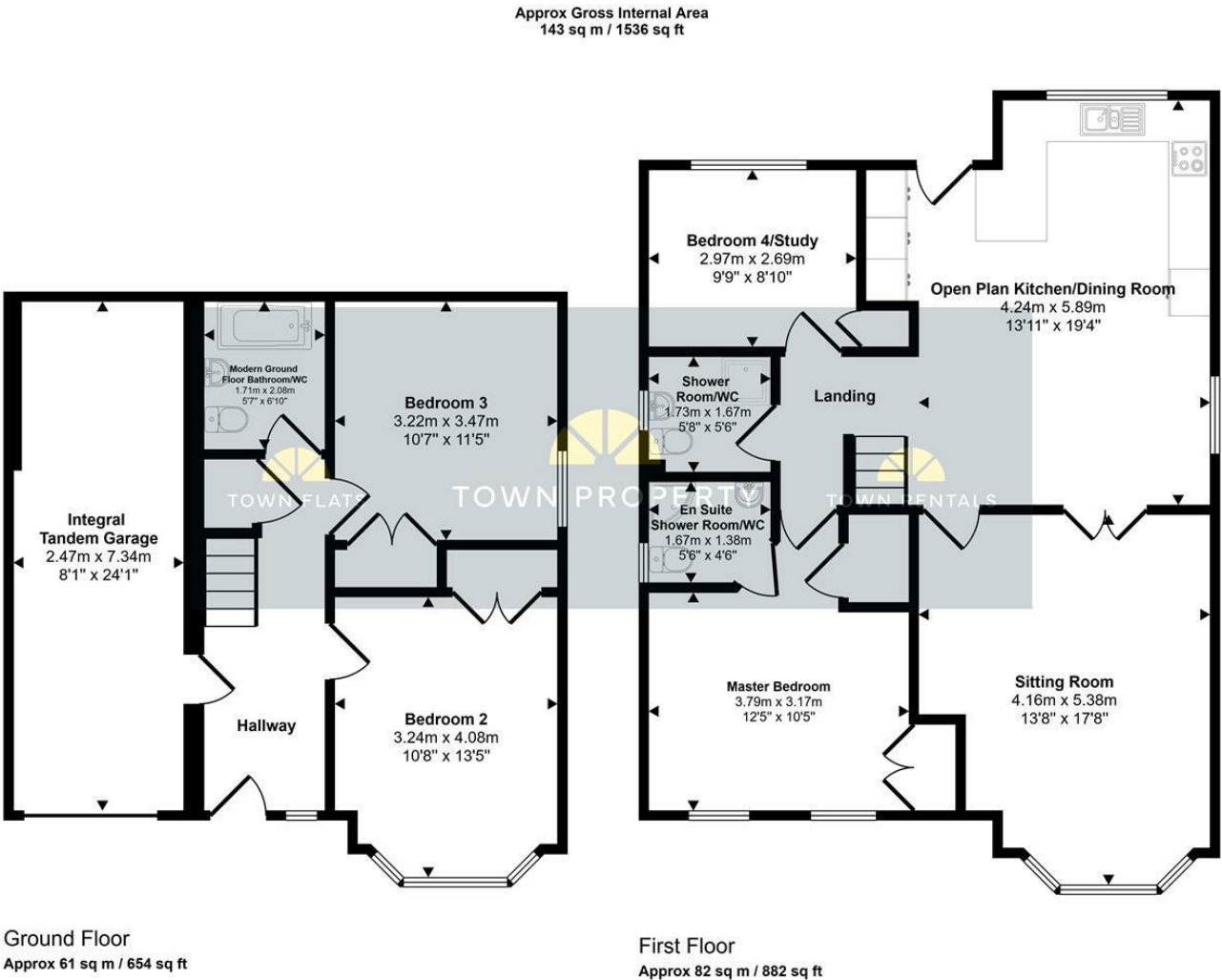
Main Features	Entrance
	Covered entrance with frosted double glazed door to-
• Immaculate Detached House in Private Close	Hallway
	Radiator. Understairs cupboard. Wood laminate flooring. Door to garage. Double glazed window to front aspect.
• 4 Bedrooms (2 x Ground Floor & 2 x First Floor)	Bedroom 2
	13'5 x 10'8 (4.09m x 3.25m)
	Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect with far reaching views.
• Ground Floor Bathroom/WC	Bedroom 3
	11'5 x 10'7 (3.48m x 3.23m)
	Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to side aspect.
• Open Plan Kitchen/Dining Room	Ground Floor Bathroom/WC
	Panelled bath with mixer tap, wall mounted shower and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Tiled floor and part tiled walls.
• Sitting Room	Stairs from Ground to First Floor Landing
	Wood laminate flooring. Access to loft (not inspected).
• En Suite Shower Room/WC	Sitting Room
	17'8 x 13'8 (5.38m x 4.17m)
	Wood laminate flooring. Radiator. Double glazed window to front aspect with far reaching views across Rodmill towards the High Weald.
• Shower Room/WC	Open Plan Kitchen/Dining Room
	19'4 x 13'11 (5.89m x 4.24m)
	Range of units comprising of bowl and a half sink unit and mixer tap with Corian upstands and worksurfaces with cupboards and drawers under. Inset four ring induction hob and eye level oven and grill. Integrated dishwasher, washing machine and fridge freezer. Breakfast bar. Range of wall mounted units and extractor. Radiator. Wood laminate flooring. Double glazed windows to rear and side aspect. Double glazed door to rear garden.
• Secluded Southerly Facing Landscaped Garden	Master Bedroom
	12'5 x 10'5 (3.78m x 3.18m)
	Radiator. Wood laminate flooring. Built in wardrobe. Airing cupboard. Two double glazed windows to front aspect with far reaching views.
• Driveway & Integral Tandem Garage	En Suite Shower Room/WC
	Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.
• CHAIN FREE	Bedroom 4/Study
	9'9 x 8'10 (2.97m x 2.69m)
	Radiator. Wood laminate flooring. Double glazed window to rear aspect.
	Shower Room/WC
	Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC with concealed cistern. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside
There is a secluded and Southerly facing lawned and Indian sandstone patio garden which has been landscaped and includes gated side access.

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

Integral Tandem Garage
24'1 x 8'1 (7.34m x 2.46m)
Up and over door.

AGENTS NOTES:
£20 per calendar month is paid towards upkeep of the close.
Furniture sale/inclusions can also be discussed alongside any negotiations.



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.