



TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

£280,000



5 Roselands Avenue, Eastbourne, BN22 8NS

Having been extended, this period semi detached house in Roselands has two bedrooms and features a refitted modern kitchen/dining room and utility area. In addition there is a sitting room and ground floor cloakroom with a bath & shower room/wc located on the first floor. There are front and rear gardens, the former which offer scope for a driveway, subject to consents. Roselands recreation ground, shops on Seaside and local schools are all close by whilst the picturesque seafront and town centre is also easily accessible. Double glazing and gas fired central heating and radiators extend throughout. Eastbourne town centre is approximately one mile distant.

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Main Features

- Extended Semi Detached House In The Popular Roselands Area
- 2 Bedrooms
- Ground Floor Cloakroom
- Sitting Room
- Fitted Kitchen/Dining Room
- Utility Area
- Bath & Shower Room/WC
- Lawned Front & Rear Gardens

Entrance
Storm porch. Double glazed door to-

Entrance Lobby
Radiator.

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

Sitting Room
13'7 x 11'3 (4.14m x 3.43m)
Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect.

Fitted Kitchen/Dining Room
14'4 x 7'7 (4.37m x 2.31m)
Range of units comprising of work surfaces with inset four ring electric hob and electric oven under. Inset fridge freezer and breakfast bar. Wall mounted units. Extractor.

Utility Area
14'0 x 5'11 (4.27m x 1.80m)
Sink bowl and mixer tap with work surfaces having cupboards under. Integrated dishwasher and washing machine. Wall mounted units. Double glazed window to rear aspect and sliding double glazed patio doors to rear.

Stairs from Ground to First Floor Landing:

Bedroom 1
14'8 x 9'9 (4.47m x 2.97m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2
11'9 x 7'5 (3.58m x 2.26m)
Radiator. Carpet. Double glazed window to rear aspect.

Bath & Shower Room/WC
Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Loft access (not inspected). Frosted double glazed window.

Outside
There are lawned front and rear gardens. The rear garden also having a patio seating area. The front garden offers scope for a driveway, subject to consents.

EPC = E

Council Tax = C