



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

£295,000



23 Ecmოდ Road, Eastbourne, BN22 8RN

Ideally positioned in the heart of Roselands, this attractive semi detached home occupies a generous corner plot with gardens to the side and rear. The property features three well proportioned bedrooms on the first floor, while the ground floor offers a comfortable sitting room and a spacious kitchen/breakfast room. A standout feature is the large double glazed conservatory to the side, providing access to both the front and rear gardens perfect for year round enjoyment. Additional benefits include a ground floor bathroom/WC, double glazing and gas fired central heating throughout most of the home. Off street parking is available via a private driveway at the front of the property. Conveniently located within walking distance of local schools and shops along Seaside, the town centre and Eastbourne's picturesque seafront are approximately 1.5 miles away.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Ground Floor Bathroom/WC
- Side & Rear Patio Gardens
- Off Road Parking for Two Vehicles
- Double Glazing & Gas Central Heating

Entrance

Frosted double glazed door to-

Entrance Lobby

Radiator. Wood flooring.

Sitting Room

14'0 x 12'2 (4.27m x 3.71m)

Radiator. Wood flooring. Fireplace surround with mantel above and inset gas fire. Understairs cupboard. Double glazed window to front aspect.

Kitchen/Breakfast Room

11'11 x 7'7 (3.63m x 2.31m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for fridge freezer. Space for gas cooker. Range of wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect.

Rear Lobby

Store cupboard. Door to conservatory. Door to-

Ground Floor Bathroom/WC

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Tiled walls and tiled flooring. Frosted double glazed window.

Double Glazed Conservatory

15'6 x 7'1 (4.72m x 2.16m)

Radiator. Wood laminate flooring. Appliance space for fridge freezer. Double glazed windows.

Stairs from Ground to First Floor Landing

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

Bedroom 1

11'5 x 9'10 (3.48m x 3.00m)

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

Bedroom 2

9'6 x 7'11 (2.90m x 2.41m)

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

Bedroom 3

8'11 x 7'10 (2.72m x 2.39m)

Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to rear aspect.

Outside

There is a generous area of patio garden to the side of the house with a further area of patio garden to the rear. A store shed is also included.

Parking

A driveway to the front provides invaluable off street parking.

COUNCIL TAX BAND = C

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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.