



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£359,950



3 Selsfield Close, Eastbourne, BN21 2QX

Attractive and spacious, this semi detached bungalow offers excellent kerb appeal and is set within a quiet residential close in the sought after Rodmill area. Boasting three well proportioned bedrooms and generous living space, the property features level access to the front, a bright conservatory and a handy lean-to off the kitchen. A brick laid driveway provides parking for 2-3 cars, while the private, lawned rear garden offers a peaceful retreat. Well maintained with modern comforts including a combi boiler and double glazing, this home is ideally located near the hospital, with convenient access to bus routes on Kings Drive and Willingdon Road. Eastbourne town centre and seafront are just a short drive away, making this an ideal choice for those seeking space, comfort, and convenience.

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Main Features

- Well Presented Semi Detached Bungalow Located In The Popular Rodmill Area
- 3 Bedrooms
- Lounge
- Double Glazed Conservatory
- Fitted Kitchen
- Double Glazed Lean-To
- Shower Room
- Separate WC
- Lawned Rear Garden
- Block Paved Driveway

Entrance Porch
Double glazed entrance door to -

Hallway
Double glazed internal door. Radiator. Loft access (not inspected). Storage cupboard.

Lounge
15'3 x 11'9 (4.65m x 3.58m)
Radiator. Gas fireplace. Double glazed window and door to conservatory.

Double Glazed Conservatory
11'9 x 4'11 (3.58m x 1.50m)
uPVC construction with door and windows onto rear garden.

Fitted Kitchen
9'9 x 9'3 (2.97m x 2.82m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for cooker. Plumbing and space for washing machine. Space for fridge/freezer. Integrated dishwasher. Double glazed window to side aspect. Stable style door to lean-to.

Double Glazed Lean-To
Part brick, part uPVC construction. Door to garden.

Bedroom 1
15'3 x 11'11 (4.65m x 3.63m)
Radiator. Double glazed window to front aspect.

Bedroom 2
13'2 x 8'8 (4.01m x 2.64m)
Radiator. Double glazed patio doors to rear garden.

Double Aspect Bedroom 3
9'3 x 8'8 (2.82m x 2.64m)
Radiator. Double glazed window to front & side aspects.

Shower Room
Suite comprising shower cubicle. Wash hand basin. Heated towel rail. Airing cupboard housing combi boiler. Double glazed window to side aspect.

Separate Cloakroom
Low level WC. Radiator. Double glazed window to side aspect.

Rear Garden
Patio area adjoining bungalow, side access via gate to front. Predominantly lawned with fenced boundaries. 2 sheds and a greenhouse.

Front Garden
Brick laid driveway, planted borders and side access gate to rear garden.

Council Tax Band = C

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.