



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Guide Price
£320,000 - £330,000



50 Rotunda Road, Eastbourne, BN23 6LF

*** GUIDE PRICE £320,000 - £330,000 ***

Town Property are delighted to offer for sale this well presented three bedroom semi detached house in the sought after St Anthony's area of Eastbourne. This spacious and versatile house can be adapted to a four-bedroom house using the second reception room if required. The property boasts off road parking for two vehicles as well as a garage for small vehicle or storage. The house is also close by to numerous amenities including schools, shops, and the picturesque seafront. Further benefits include double glazing throughout, mature rear garden and a multi fuel burner in the living room. The property is being sold CHAIN FREE.



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info@town-property.com

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Eastbourne, BN23 6LF

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed door to-

Covered Porch

Carpet. Door to garage. Door to garden. Door to-

Hallway

Radiator. Understairs cupboard.

Dining Room

11'9 x 10'3 (3.58m x 3.12m)

Luxury vinyl flooring. Radiator. Double glazed window to front aspect.

Lounge

12'4 x 11'6 (3.76m x 3.51m)

Radiator. Carpet. Decorative fireplace with tiled hearth and log burner. Double glazed window to rear aspect.

Kitchen

13'7 x 6'9 (4.14m x 2.06m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to side aspect. Double glazed door to rear aspect.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

12'4 x 10'7 (3.76m x 3.23m)

Radiator. Luxury vinyl flooring. Double glazed window to rear aspect.

Bedroom 2

10'5 x 10'4 (3.18m x 3.15m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

8'5 x 7'10 (2.57m x 2.39m)

Radiator. Exposed floorboards.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Tiled walls. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with two patio areas.

Parking

A driveway at the front of the property provides off road parking for two vehicles.

Garage

Up and over door. Light and power.

COUNCIL TAX BAND = C

EPC = 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.