



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£340,000-£350,000



3 Bedroom



1/2 Reception



2 Bathroom



5 Fitzmaurice Mews, Eastbourne, BN22 8FA

GUIDE PRICE £340,000 to £350,000

Forming part of an exclusive Mews in Roselands, this attractive semi detached house has three bedrooms and is notable for its open plan sitting/dining room and the adjoining open plan kitchen where most appliances are integrated. The property benefits from a cloakroom and has en suite facilities in addition to a family bathroom/wc. Low maintenance garden extend along the side and rear of the property. Two allocated parking spaces are also included. Roselands recreation ground, shops on Seaside and local schools are all within close walking distance and the town centre is approximately half a mile distant.

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Main Features

- Attractive Mews Style Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Kitchen
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Gardens
- Allocated Parking Spaces for 2 Cars

Entrance

Covered entrance with frosted composite double glazed door to-

Entrance Hallway

Luxury vinyl tiled flooring with underfloor heating.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Luxury vinyl tiled flooring with underfloor heating. Frosted double glazed window.

Sitting/Dining Room

20'8 x 12'4 (6.30m x 3.76m)

Luxury vinyl tiled flooring with underfloor heating. Large understairs cupboard. Double glazed windows to rear and side aspects. Double glazed double doors to rear garden.

Kitchen

11'2 x 8'6 (3.40m x 2.59m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric hob and electric oven under, fridge freezer and dishwasher. Space for freezer. Range of wall mounted units. Concealed gas boiler. Luxury vinyl tiled flooring with underfloor heating. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Double glazed window to side aspect.

Master Bedroom

14'11 x 12'5 (4.55m x 3.78m)

Radiator. Carpet. Double glazed windows to rear and side aspects.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Double glazed Velux window.

Bedroom 2

12'2 x 9'5 (3.71m x 2.87m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

9'9 x 7'11 (2.97m x 2.41m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Airing cupboard. Double glazed Velux window.

Outside

There are low maintenance gardens laid to patio and artificial grass.

Parking

There are two allocated parking spaces included.

EPC = B

Council Tax Band = D

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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.