



TOWN PROPERTY



01323 412200

Freehold

 4 Bedroom  2 Reception  1 Bathroom

£399,950



35 Rotunda Road, Eastbourne, BN23 6LE

A four bedroom semi detached house set in wonderful lawned gardens and benefitting from glorious views over open fields from the rear of the property. Situated in St. Anthony's the house has undergone much improvement and been extended by the current vendors and provides a lounge to the front, a spacious fitted kitchen & dining room extension to the rear and a ground floor cloakroom. The first floor comprises of four bedrooms and a spacious refitted bathroom. The wonderful rear garden as well as being laid to lawn has a decked seating area and gated side access to the garage, there is further off road parking for several vehicles. Local shops, schools and retail parks are all within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Dining Room
- Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- Wonderful Views Over Open Fields

Entrance

Front door to-

Hallway

Radiator. Oak flooring. Stairs to first floor. Fitted bench and storage.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Cupboard housing gas boiler. Frosted double glazed window.

Lounge

13'3 x 11'11 (4.04m x 3.63m)

Radiator. Feature fireplace. Oak flooring. Double glazed bay window to front aspect.

Kitchen

14'8 x 8'11 (4.47m x 2.72m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level electric oven. Space and plumbing for washing machine. Integrated fridge freezer and dishwasher. Tiled flooring. Part tiled walls. Coved ceiling. Opening to-

Dining Room

17'11 x 7'7 (5.46m x 2.31m)

Radiator. Coved ceiling. Double glazed window to rear aspect. Double glazed door to side. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing

Walk in cupboard. Loft access (not inspected). Double glazed window.

Bedroom 1

8'8 x 8'2 / 7'2 x 6'0 (2.64m x 2.49m / 2.18m x 1.83m)

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window with wonderful far reaching views over open fields.

Bedroom 2

9'4 x 7'9 (2.84m x 2.36m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 3

10'3 x 8'4 (3.12m x 2.54m)

Radiator. Coved ceiling. Double glazed window.

Bedroom 4

9'10 x 6'6 (3.00m x 1.98m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with shower over, shower screen and mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Outside

The incredibly spacious rear garden is laid to lawn with an area of patio and decking. There are mature trees, shrubs and gated side access.

Parking

There is a block paved driveway to the front providing off road parking and access to the-

Garage

Up and over door.

COUNCIL TAX BAND = C

EPC = 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.