

Swan Mews, Eastbourne

Eastbourne

£450,000

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An ideal family home that is perfectly positioned at the heart of the desired Roselands area of Eastbourne. The well-proportioned accommodation has semi open plan living space which has bi-folding doors leading to the southerly facing, low maintenance rear garden. The generously proportioned master bedroom suite is another highlight of this must view home. It's only a short walk away from Eastbourne's seafront, local amenities and transport connections.

Roselands is a favoured area partly due to its proximity to facilities; Eastbourne train station is approximately 1 mile away and Eastbourne seafront is less than half a mile away. Other reasons that buyers are keen to live in this area include access to 'OFSTED Good' schools, local shops and an array of parks and green spaces.

Council Tax band: D

Tenure: Freehold







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Hallway
Step into this contemporary home that has wood flooring running throughout the ground floor.

Cloakroom
A room that is high on the priority list of many family buyers. Finished with half height tiling, toilet, basin with storage cupboard beneath and a double glazed window that has obscured glazing.

Living Room 17' 5" x 15' 11" (5.30m x 4.85m)
This lovely room is flooded with natural light from the side aspect window as well as the glazed bi-folding doors, which face a southerly aspect and lead out to the garden. Perfect for indoor outdoor living. The room has zoned lighting with inset ceiling spotlights as well as feature pendant lighting for the dining area. Useful storage is provided with an understairs storage cupboard. Pocket sliding doors open though to;

Kitchen 11' 9" x 8' 6" (3.59m x 2.60m)
This fully equipped kitchen has integrated appliances, contemporary white gloss cabinetry which is paired with black quartz worktop. The integrated appliances include eye level oven, ceramic hob with concealed extractor over, dishwasher, washing machine and fridge freezer. The one and half bowl inset sink it set beneath the double glazed window. There's a further door which opens to the hallway.

Bedroom Four 10' 7" x 7' 6" (3.23m x 2.28m)
The well-proportioned fourth bedroom has a double glazed window overlooks the rear garden.

Bedroom Three 14' 1" x 9' 3" (4.29m x 2.82m)
This room also enjoys light from the southerly aspect.

Bedroom Two 12' 1" x 9' 3" (3.69m x 2.82m)
A double built in wardrobe with hanging rails and shelving offers this bedroom storage space.







Bathroom 10' 0" x 6' 1" (3.04m x 1.85m)
An ideal family bathroom that has a bath with mixer tap, shower attachment and glazed screen. Fully tiled walls, pedestal basin, toilet, chrome ladder radiator and double glazed window with obscured glazing.

Master Bedroom Suite 23' 4" x 12' 2" (7.11m x 3.72m)
A spacious and dual aspect master bedroom suite that has views of The South Downs from the large Velux window.

En suite 7' 6" x 6' 10" (2.29m x 2.08m)
Fitted with a corner shower cubicle with glazed door and electric shower. Wall and complementary floor tiling. Toilet, pedestal basin, chrome ladder radiator, wall hung mirrored storage cabinet, double glazed window with obscured glazing and an extractor.

Rear Garden

Step out from the living space onto the southerly facing decking, a perfect space for alfresco dining and entertaining. The rest of the garden is laid to artificial grass and is bordered by flower beds. There's a side gate which allows access to the driveway.

Driveway

The off-road parking area offers space for several vehicles and has an EV charging point. The driveway leads up to;

Garage

A single garage that has an up and over door as well as a pedestrian door leading to the garden. Power and lighting.









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GROSS INTERNAL AREA
TOTAL: 121 m²/1,298 sq.ft
FLOOR 1: 43 m²/467 sq.ft, FLOOR 2: 45 m²/480 sq.ft, FLOOR 3: 33 m²/351 sq.ft
EXCLUDED AREAS: GARAGE: 17 m²/180 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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