



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£260,000



12 Roselands Avenue, Eastbourne, BN22 8NS

Offered to the market chain free and situated in the highly sought after Roselands area of Eastbourne, this charming two bedroom semi detached, bay fronted home offers an excellent opportunity for buyers looking to create their ideal home. The property features a bright and spacious bay fronted living room to the front, while to the rear there is a good sized kitchen complemented by a practical utility area. Upstairs, the accommodation comprises of two well proportioned bedrooms and a family bathroom. Outside, the property benefits from a generous rear garden, providing ample space for relaxation, entertaining and family enjoyment. Requiring some modernisation, this home is perfect for those wishing to put their own stamp on a property. Ideally positioned close to highly regarded schools, excellent transport links, the seafront and the wide range of amenities that Eastbourne has to offer, this is a fantastic opportunity for first time buyers, families or investors alike.

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Main Features

- Semi Detached House
- 2 Bedrooms
- Lounge
- Kitchen
- Utility Room
- Bathroom/WC
- Lawned Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

16'1 x 11'8 (4.90m x 3.56m)

Radiator. Understairs cupboard. Double glazed bay window to front aspect. Door to-

Kitchen

10'10 x 7'10 (3.30m x 2.39m)

Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for fridge freezer. Part tiled walls. Door to-

Utility Room

5'2 x 4'11 (1.57m x 1.50m)

Wall mounted boiler. Fitted worktop. Two double glazed windows to side aspect.

Stairs from Ground to First Floor Landing

Bedroom 1

11'9 x 9'10 (3.58m x 3.00m)

Radiator. Cupboard. Double glazed window to front aspect.

Bedroom 2

11'9 x 7'10 (3.58m x 2.39m)

Radiator. Loft access (not inspected). Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator. Cupboard. Extractor fan. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with a shed, greenhouse and an outside store room.

COUNCIL TAX BAND = C

EPC = D