TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £330,000 - £370,000









38 St. Philips Avenue, Eastbourne, BN22 8LX

GUIDE PRICE £330,000 - £350,000 An extended 3 bedroom semi detached house set in wonderful lawned gardens. Being sold CHAIN FREE the house provides spacious and versatile accommodation with a bay windowed lounge, extended 2nd reception room with direct access to the gardens, an extended and refitted kitchen/utility area, 3 bedrooms, separate cloakroom and wet room/WC. There is a driveway to the front providing off road parking, double glazing and gas central heating. Enviably situated in the Roselands the house is within easy walking distance of local shops, gardens and shops. An internal inspection comes highly recommended.

Freehold

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Main Features

- CHAIN FREE Extended 3 Bedroom Semi Detached House
- Spacious & Versatile Accommodation
- Bay Windowed Lounge
- Extended Second Reception Room With Direct Garden Access
- Extended & Refitted Kitchen/Utility Area
- 3 Bedrooms
- Wet Room With Separate Cloakroom
- Double Glazing & Gas Central Heating
- Wonderful Secluded Lawned & Patio Rear Garden
- Driveway Providing Off Road Parking

Entrance
Double glazed door -

Entrance Porch
Double glazed window and door to -

Hallway
Radiator. Stairs to first floor.

Bay Windowed Lounge
15'9 x 12'8 (4.80m x 3.86m)
Feature fireplace with tiled surround and hearth. Coved ceiling. Double glazed bay window to front aspect.

Extended Second Reception Room
12'1 x 10'11 / 10'11 x 6'9 (3.68m x 3.33m / 3.33m x 2.06m)
Extended room with double glazed window and doors to garden. Radiator. Coved ceiling. Feature fireplace with inset coal effect fire.

Extended Fitted Kitchen
8'8 x 7'9 (2.64m x 2.36m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and extractor cooker hood above. Eye level electric oven. Wood effect flooring. Double glazed windows to side aspect. Opening to -

Utility Area
7'9 x 6'10 (2.36m x 2.08m)
Worktops with cupboard under. Space for fridge/freezer. Plumbing and space for washing machine. Double glazed windows to side and rear aspects. Door to garden.

Stairs from Ground to First Floor Landing:
Loft access (not inspected).

Bedroom 1
12'8 x 12'7 (3.86m x 3.84m)
Radiator. Feature fireplace. Fitted wardrobe with hanging rail. Double glazed window to rear aspect.

Bedroom 2
12'0 x 10'11 (3.66m x 3.33m)
Radiator. Feature fireplace. Airing cupboard housing hot water cylinder. Double glazed window to rear aspect.

Bedroom 3
8'8 x 7'9 (2.64m x 2.36m)
Radiator. Wash hand basin. Double glazed window to rear aspect.

Wet Room/WC
Suite comprising enclosure shower area with wall mounted shower and fitted seat. Pedestal wash hand basin. Radiator. Frosted double glazed windows.

Separate Cloakroom
Low level WC. Part tiled walls. Frosted double glazed window.

Outside
Rear Garden: The wonderful rear gardens provide a high level of seclusion. Laid to patio and lawn there are well stocked flower beds & borders, mature trees & shrubs, a shingle seating area and wooden shed.

Front Garden: There is a paved driveway providing off road parking and gated side access.

Council Tax Band = D

EPC = D

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.