



**Waterworks Road, Eastbourne BN22 8LR**



**welcome to**

## **Waterworks Road, Eastbourne**

A three-bedroom semi detached home in Eastbourne's popular Roselands area, featuring a spacious open-plan kitchen/dining room, separate lounge, modern bathroom and three well-proportioned bedrooms. Ideal for families and first-time buyers.



### Entrance Porch

Double glazed window to the side aspect. Double glazed door to the front aspect.

### Entrance Hall

Double glazed window to the side aspect. Under stairs cupboard.

### Lounge

Double glazed box bay window to the front aspect. Radiator.

### Open Plan Kitchen/ Dining Room

A range of wall and base units with work top over incorporating a sink and drainer unit. Integral fridge / freezer, washing machine and dish washer. Oven and hob with cooker hood above. Boiler. Spot lighting throughout. Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

Double glazed box bay window to the front aspect. Built in cupboard. Radiator.

### Bedroom 2

Double glazed window to the rear aspect. Radiator.

### Bedroom 3

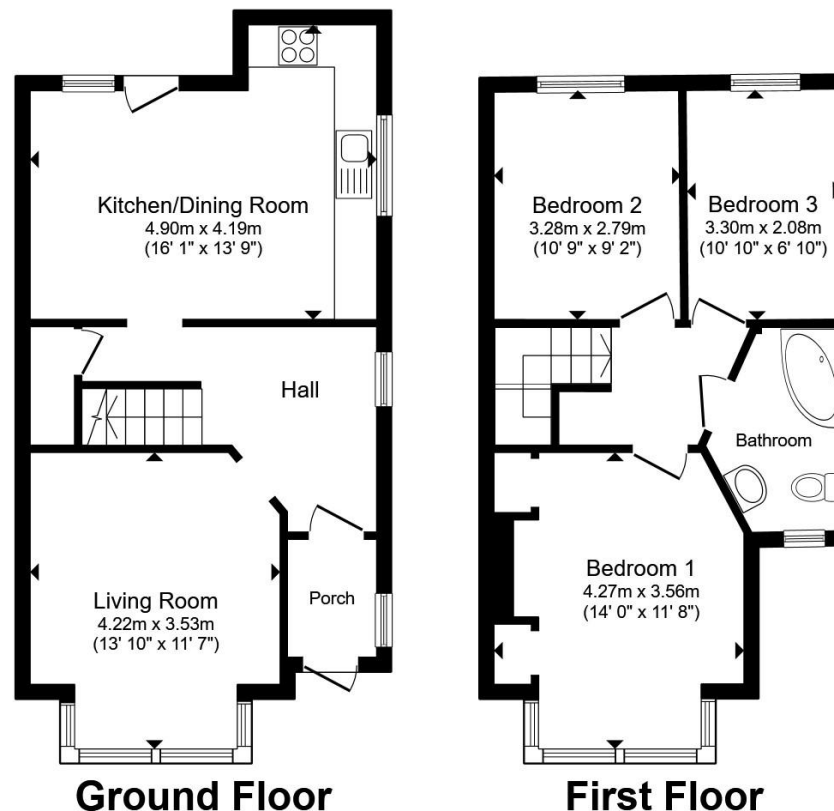
Double glazed window to the rear aspect. Radiator.

### Modern Bathroom

Comprising a corner bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Ladder radiator. Double glazed window to the front aspect.

### Rear Garden

A decked seating area adjoining the property with steps that lead down to an area mainly laid to lawn. Garden shed. Mature shrubs and trees.



Total floor area 85.5 m<sup>2</sup> (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

 fox & sons



**view this property online** [fox-and-sons.co.uk/Property/EBN120652](http://fox-and-sons.co.uk/Property/EBN120652)



**welcome to**

## **Waterworks Road, Eastbourne**

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN KITCHEN / DINING ROOM
- ATTRACTIVE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120652](https://fox-and-sons.co.uk/Property/EBN120652)



Property Ref:  
EBN120652 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**fox & sons**



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**