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Taylor Engley



3 Fitzmaurice Avenue, Roselands, Eastbourne, East Sussex, BN22 8PE

Price £375,000 Freehold

Taylor Engley are pleased to bring to the market, this **THREE BEDROOM SEMI DETACHED HOUSE** situated in a **HIGHLY SOUGHT AFTER LOCATION**, **ENJOYING A PLEASANT OUTLOOK TO FRONT OVER THE RECREATIONAL GROUND**. The property features a spacious driveway to front, two reception rooms, three double bedrooms, a modern fitted bathroom and a private garden to rear.

EPC = D



The property is conveniently located with the recreational ground and children's play park across the road from the property. Local shopping facilities can be found at nearby Seaside whilst comprehensive shopping facilities and mainline railway station is situated just over one mile distant.

*** PORCH * ENTRANCE HALL * LOUNGE * DINING ROOM * KITCHEN * LEAN-TO * WC * THREE BEDROOMS * BATHROOM * DRIVEWAY * GARDEN ***



Upvc part glazed front door to:

Entrance Porch

Double glazed windows, front door opening to:

Entrance Hall

Radiator, window to front, cupboard housing fuse board and electric meter, further built-in cupboards.

Lounge

14'9 x 12'1 max (4.50m x 3.68m max)

Double glazed window to front, radiator, sliding doors to:

Dining Room

12 x 11'10 (3.66m x 3.61m)

Double glazed window to rear, radiator.

Kitchen

9'6 x 9'5 (2.90m x 2.87m)

Wooden fronted built-in cupboards and drawers, integrated fridge, built-in oven and grill, integrated washing machine, integrated dishwasher, work surfaces with inset sink unit, built-in gas hob with extractor hood over, double glazed window to rear, door to:

Lean-To

18' x 3'5 (5.49m x 1.04m)

Doors to front and rear, storage cupboard.

WC

High level wc, window to side.

Stairs rise from the entrance hall to:

First Floor Landing

Double glazed window to side, hatch to loft space, airing cupboard housing hot water cylinder.

Bedroom 1

14'11 x 10'11 max (4.55m x 3.33m max)

Double glazed box bay window to front, radiator, built-in wardrobe cupboards and drawers, cupboard housing washbasin.

Bedroom 2

12'1 x 10'10 (3.68m x 3.30m)

Double glazed window to rear, radiator, washbasin, built-in wardrobe cupboards.

Bedroom 3

9'5 x 8'5 (2.87m x 2.57m)

Radiator, double glazed window to rear, built-in cupboards, work surface.

Bathroom

9'5 x 5'10 + door recess (2.87m x 1.78m + door recess)

Modern white suite comprising low level wc, vanity washbasin with cupboard below, bath, large shower cubicle, radiator, double glazed window to front.

Garden

Patio area, lawn, variety of shrubs and trees including a Wisteria and roses, outside tap.

Garden Room/Workshop

16'5 x 7'9 (5.00m x 2.36m)

Power, window to rear.

Driveway Parking

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

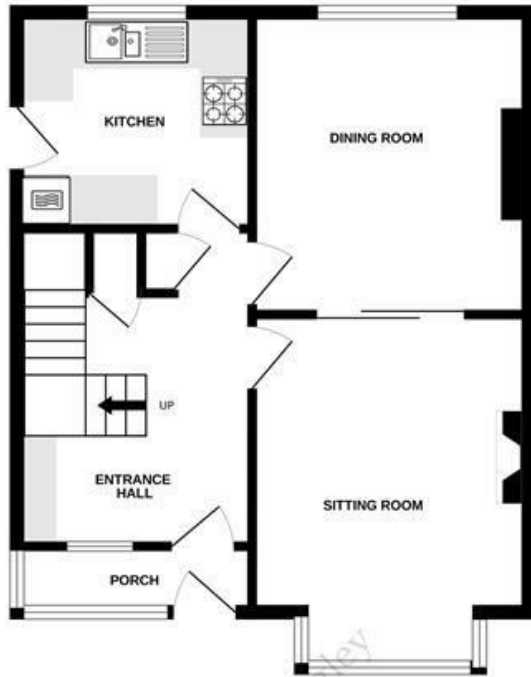
All appointments are to be made through TAYLOR ENGLE.



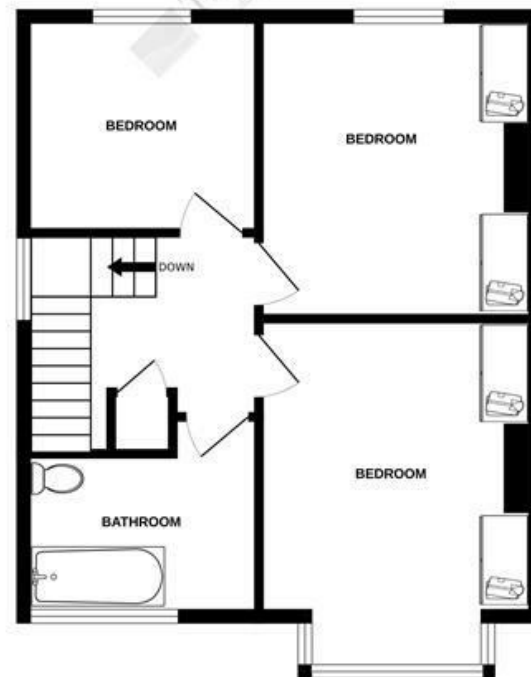




GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.