

38 Harding Avenue,
Eastbourne, BN22 8PL

Freehold
Guide Price
£425,000 - £450,000



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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A wonderful four bedroom semi detached house with a stunning landscaped rear garden. Enviably situated in the Roselands the house has undergone much improvement and is well presented throughout. Providing well proportioned accommodation the house benefits from two separate reception rooms with the dining room opening onto the double glazed conservatory. The kitchen has been refitted with integrated appliances and there is a refitted ground floor cloakroom. The first floor comprises of four bedrooms and a refitted bathroom with jacuzzi bath. To the front of the house there is a block paved driveway with decorative chippings and the rear garden is laid to lawn with well stocked flower beds, water features, decorative patios and a summerhouse with power. The house has solar panels which are owned by the vendors and provide a significant saving on energy bills. Local schools, shops and parks are within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features	
	Entrance UPVC front door to-
• Semi Detached House	Porch Tiled floor. Built in base units. Frosted windows. Inner door to-
• Four Bedrooms	Hallway Built in cupboard with hanging rail. Picture rail. Radiator. Stairs to first floor.
• Ground Floor Cloakroom	Cloakroom Low level WC. Wash hand basin with mixer tap and vanity unit below. Fitted cupboards and units. Wall mirror with light. Frosted double glazed window.
• Kitchen	Lounge 15'3 x 11'9 (4.65m x 3.58m) Radiator. Picture rail. Coved ceiling. TV point. Feature fireplace with tiled surround and hearth.
• Lounge & Dining Room	Dining Room 13'9 x 10'8 (4.19m x 3.25m) Oak flooring. Coved ceiling. Picture rail. Radiator. Feature fireplace with tiled surround and hearth. Double glazed french doors to-
• Double Glazed Conservatory	Conservatory 10'10 x 8'10 (3.30m x 2.69m) Vaulted ceiling. Light & power. Double glazed windows. Double glazed door to garden.
• Bathroom/WC	Double Aspect Kitchen 10'10 x 8'8 (3.30m x 2.64m) Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit with mixer tap. Electric hob with extractor over. Eye level oven and microwave oven. Integrated fridge freezer and dishwasher. Heated towel rail. Under unit lighting. Double glazed windows to rear and side aspect.
• Landscaped Rear Garden	Stairs from Ground to First Floor Landing Loft hatch (not inspected), Stained glass window.
• Driveway	Bedroom 1 16'0 x 9'4 (4.88m x 2.84m) Radiator. Picture rail. Extensive range of fitted wardrobes. Double glazed bay window to front aspect.
• Solar Panels	Bedroom 2 13'2 x 9'8 (4.01m x 2.95m) Radiator. Picture rail. Pedestal wash hand basin with tiled splashback. Built in cupboard with hanging rail. Double glazed window to rear aspect.
	Bedroom 3 9'4 x 7'9 (2.84m x 2.36m) Radiator. Picture rail. Double glazed window to front aspect.
	Bedroom 4 8'11 x 7'3 (2.72m x 2.21m) Radiator. Picture rail. Phone point. Double glazed window to rear aspect.
	Modern Bathroom/WC Refitted white suite comprising of jacuzzi panelled bath with shower screen and shower over. Low level WC. Bidet. Wash hand basin with mixer tap and vanity unit with cupboards and drawers below. Heated towel rail. Built in cupboard housing gas boiler (installed in 2025).

Outside
The stunning rear garden is laid to lawn and patio, there are well stocked flower beds with mature trees and shrubs. The wonderful patio to the rear of the garden provides access to the summerhouse that has light and power and a wooden shed that has power points. There is a lock up storage cupboard to the side of the house.

Parking
A block paved driveway to the front of the property provides off road parking.

AGENTS NOTE:
We have details on file regarding the saving generated by the solar panels. Please call the office for details.

COUNCIL TAX BAND = D

EPC = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.