

12 Roffrey Avenue,  
Eastbourne,  
BN22 0AE

Freehold

Guide Price  
£625,000 - £650,000



5 Bedroom 2 Reception 2 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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Situated in the highly sought after West Hampden Park area of Eastbourne, this impressive five bedroom detached family home offers beautifully presented and thoughtfully extended accommodation. The property provides spacious and versatile living throughout, featuring a bright main lounge with direct access to the landscaped rear garden. The lounge and adjoining dining room share a striking double fronted log burner, creating a warm and inviting focal point perfect for both everyday living and entertaining. A well equipped kitchen/breakfast room, separate utility room and a cosy snug add further flexibility and practicality. Upstairs are five well proportioned bedrooms, served by a stylish family bathroom and an additional shower room. Externally, the secluded rear garden is thoughtfully landscaped and includes a large shed, log cabin and greenhouse, offering a private space for relaxation or entertaining. To the front there is an area of lawn, shrubs and trees as well as off road parking and a garage. Conveniently located close to well-regarded schools, local shops and excellent transport links, this substantial and well-maintained home offers space, character and a prime residential setting.

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# Guide Price

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### Main Features

- Detached House
- 5 Bedrooms
- Dining Room & Lounge
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Bathroom & Shower Room/WC
- Landscaped Rear Garden
- Driveway & Garage

**Entrance**  
Double glazed front door to-

**Porch**  
Fitted storage. Double glazed window. Inner door to-

**Hallway**  
Radiator. Oak flooring. Stairs to first floor.

**Dining Room**  
16'3 x 10'4 (4.95m x 3.15m)  
Radiator. Double fronted log burner. Triple glazed window to front aspect. Opening to-

**Lounge**  
20'7 x 10'8 (6.27m x 3.25m)  
Underfloor heating. Double fronted log burner. Double glazed window to rear aspect. Double glazed french doors to garden. Opening to-

**Kitchen**  
12'11 x 7'9 (3.94m x 2.36m)  
Fitted range of wall and base units, surrounding marble worktop and upstands with inset one and a half bowl sink unit and mixer tap. Space for range cooker with extractor above. Integrated fridge and dishwasher. Pantry cupboard. Oak flooring. Understairs storage. Triple glazed window to rear aspect. Door to-

**Utility Room**  
9'4 x 6'8 (2.84m x 2.03m)  
Range of fitted wall and base units with surrounding worktop. Space and plumbing for washing machine and tumble dryer. Space for upright fridge freezer. Wall mounted boiler. Radiator. Oak flooring. Double glazed window to side aspect. Door to garage. Door to-

**Ground Floor Cloakroom**  
Low level WC with concealed cistern. Vanity unit with wash hand basin and mixer tap. Oak flooring. Radiator. Frosted double glazed window.

**Stairs from Ground to First Floor Landing**  
Airing cupboard. Storage cupboard. Triple glazed window to rear aspect.

**Bedroom 1**  
13'7 x 10'5 (4.14m x 3.18m)  
Radiator. Built in wardrobe. Two triple glazed windows to front aspect.

**Bedroom 2**  
13'5 x 9'5 (4.09m x 2.87m)  
Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

**Bedroom 3**  
11'5 x 9'5 (3.48m x 2.87m)  
Radiator. Built in wardrobe. Triple glazed window to rear aspect.

**Bedroom 5**  
8'11 x 7'5 (2.72m x 2.26m)  
Radiator. Triple glazed window to front aspect.

**Bathroom**  
Panelled bath with mixer tap and shower attachment. Part tiled walls. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted triple glazed window.

**Shower Room/WC**  
Large walk in shower cubicle with rainwater showerhead and further shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Range of storage units. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Stairs from First To Second Floor Landing**  
Very spacious and currently used as a snug. Two velux windows. Door to loft area which is boarded, shelved and insulated.

**Bedroom 4**  
16'0 x 9'6 (4.88m x 2.90m)  
Radiator. Velux window to rear. Double glazed window to side aspect.

### Outside

The rear garden is beautifully landscaped and stocked with mature shrubs, bushes and plants with a porcelain tiled patio area adjoining the house. The garden is mainly laid to lawn and features a shed, cedar octagonal greenhouse and a log cabin with light and power.

### Parking

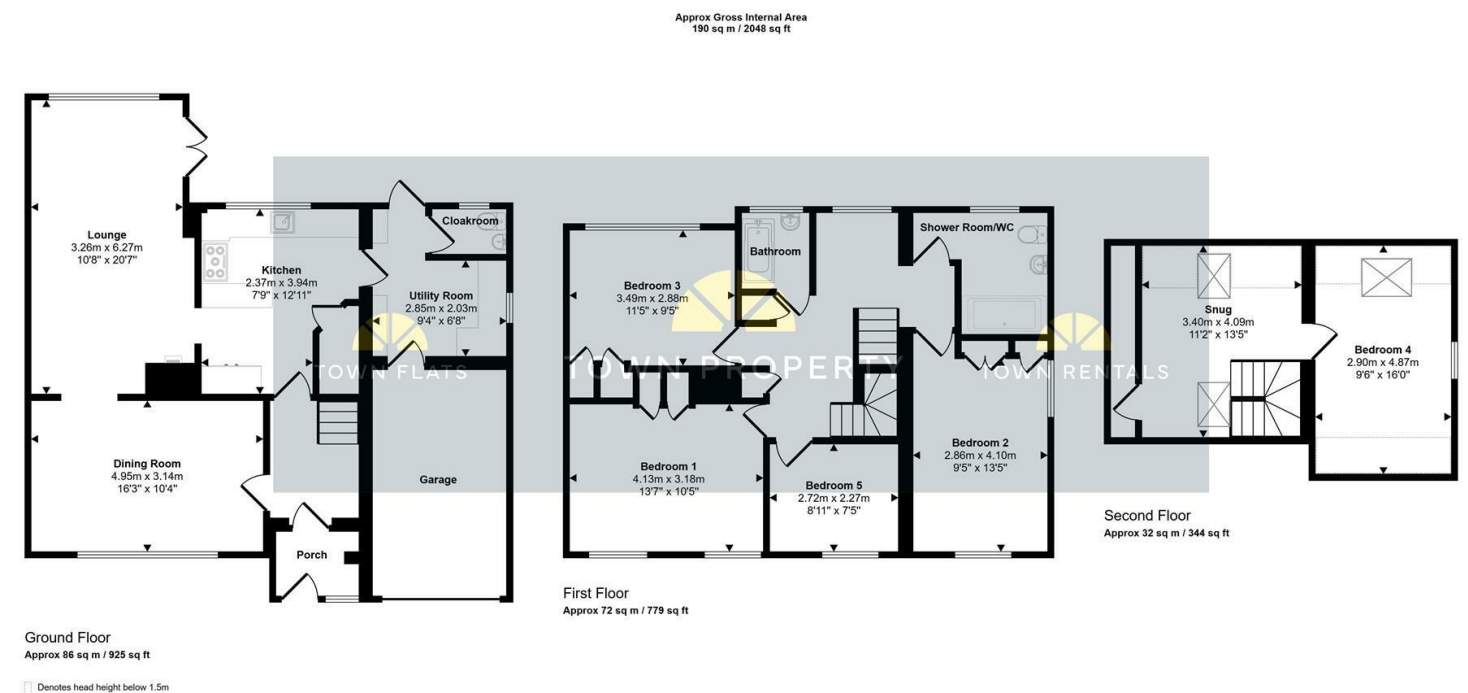
A driveway to the front of the property provides off road parking and access to the-

### Garage

Rolling door. Light and power.

COUNCIL TAX BAND = E

EPC = C



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