



**Ringwood Road, Eastbourne BN22 8TB**

fox & sons

**welcome to**

## **Ringwood Road, Eastbourne**

A spacious detached family home offering three reception rooms, conservatory, and downstairs cloakroom. Benefits include a generous 100 ft rear garden and driveway parking. Ideal for growing families.



**Entrance Porch**

Door and window to the front aspect.

**Entrance Hall**

Under stairs cupboard.

**Lounge**

14' 10" into bay x 11' 11" into recess ( 4.52m into bay x

3.63m into recess )

Double glazed bay window to the front aspect.

Shutters. Radiator.

**Dining Room**

12' 10" max x 7' 1" plus recess ( 3.91m max x 2.16m plus

recess )

Double glazed window and door to the side aspect.

**Reception Room 3**

10' 4" x 13' 11" ( 3.15m x 4.24m )

Patio doors leading to conservatory. Radiator.

**Kitchen**

14' 1" max x 8' 5" max ( 4.29m max x 2.57m max )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine and dish washer. Boiler. Radiator. Larder cupboard. Double glazed window to the rear and side aspect.

**Upvc Conservatory**

Double glazed window to the rear and side aspect.

Electric radiator. Ceiling fan.

**Cloakroom**

Double glazed window to the side aspect. Low level

W.C. Wash hand basin.

**First Floor Landing**

Stairs leading from ground floor to first floor landing.

Loft access.

**Bedroom 1**

11' 10" into recess x 14' 6" into bay ( 3.61m into recess x

4.42m into bay )

Double glazed bay window to the front aspect.

Shutters. Radiator. Built in wardrobe.

**Bedroom 2**

12' 11" into recess x 12' 4" max ( 3.94m into recess x 3.76m

max )

Double glazed window to the front aspect. Radiator.

Fitted wardrobes. Wash hand basin.

**Bedroom 3**

14' 2" x 9' 11" ( 4.32m x 3.02m )

Double glazed window to the rear aspect. Fitted

wardrobes. Radiator.

**Bedroom 4**

11' 8" max x 9' max ( 3.56m max x 2.74m max )

Double glazed window to the rear aspect. Radiator.

Airing cupboard.

**Bathroom**

Comprising a bath with mixer taps and over head

shower attachment. Low level W.C. Wash hand basin.

Heated towel rail. Double glazed window to the side

aspect.

**Rear Garden**

Patio area laid to lawn. Mature shrubs. Garden shed.

Approx 100 ft long. Side access.

**Parking**

Block paved parking for multiple vehicles.



**view this property online** [fox-and-sons.co.uk/Property/EBN120777](http://fox-and-sons.co.uk/Property/EBN120777)



welcome to

## Ringwood Road, Eastbourne

- FOUR BEDROOMS
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

# £425,000



view this property online [fox-and-sons.co.uk/Property/EBN120777](http://fox-and-sons.co.uk/Property/EBN120777)

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.



Property Ref:  
EBN120777 - 0002

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.



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