

118 Ringwood Road,  
Eastbourne, BN22 8TG

Freehold  
Guide Price  
£440,000 - £450,000



3 Bedroom 3 Reception 1 Bathroom



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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 beautifully presented 3 bedroom semi detached house that has a wonderful extension to the rear and stunning outbuilding that could be used for a variety of uses. Situated in the popular Roselands area of Eastbourne the house is within comfortable walking distance of nearby schools, shops and Eastbourne Town Centre. Accommodation comprising of a bay windowed lounge with feature fireplace, ground floor cloakroom, office/playroom and a glorious open plan fitted kitchen with living and dining areas with vaulted ceiling, access to the utility room and french doors to the garden. The first floor provides three good sized bedrooms and a spacious bathroom. The lawned rear gardens provides access to the two room outbuilding that has light, power and double glazed windows. To the front there is off road parking for two vehicles. An internal inspection comes very highly recommended.

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### Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Open Plan Kitchen/Dining/Living Area
- Utility Room & Study
- Bathroom/WC
- Lawned Rear Garden
- Large Outbuilding with Light & Power
- Driveway

**Entrance**  
Double glazed front door to-

**Porch**  
Tiled flooring. Double glazed windows. Inner door to-

**Hallway**  
Radiator. Wood effect flooring. Stairs to first floor.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.

**Lounge**  
13'9 x 11'11 (4.19m x 3.63m)  
Carpet. Radiator. Feature fireplace. Coved ceiling. Built in TV stand. Double glazed bay window to front aspect.

**Stunning Open Plan Kitchen/Dining/Living Area**  
25'0 x 20'4 (7.62m x 6.20m)  
A wonderful range of fitted wall and base units, surrounding worktops with inset one and a half bowl sink unit with mixer tap. Integrated dishwasher. Space for American style fridge freezer. Inset spotlights. Wall lights. Fireplace with inset gas log burner. Kitchen island with inset 5 ring gas hob and two ovens under with extractor over. Breakfast bar. Glass vaulted ceiling. Underfloor heating. Double glazed windows. Double glazed double doors to garden.

**Study/Playroom**  
8'3 x 6'11 (2.51m x 2.11m)  
Carpet. Built in cupboard housing gas boiler. Double glazed window to side aspect.

**Utility Room**  
Space and plumbing for washing machine and tumble dryer. Double glazed window.

**Stairs from Ground to First Floor Landing**  
Carpet. Double glazed window. Loft access - there is useful loft space which has Velux windows, light and power and could be used as an occasional bedroom or office/study.

**Bedroom 1**  
14'3 x 12'0 (4.34m x 3.66m )  
Carpet. Radiator. Fitted wardrobes. Coved ceiling. Double glazed bay window to front aspect.

**Bedroom 2**  
13'3 x 10'11 (4.04m x 3.33m)  
Carpet. Radiator. Coved ceiling. Picture rail. Double glazed window to rear aspect.

**Bedroom 3**  
8'8 x 8'8 (2.64m x 2.64m)  
Carpet. Radiator. Coved ceiling. Built in cupboard. Double glazed window to rear aspect.

**Bathroom/WC**  
White suite comprising of panelled bath with mixer tap, shower screen and shower over. Vanity unit with inset wash hand basin with mixer tap. Low level WC with concealed cistern. Extractor fan. Part tiled walls. Frosted double glazed window.

### Outside

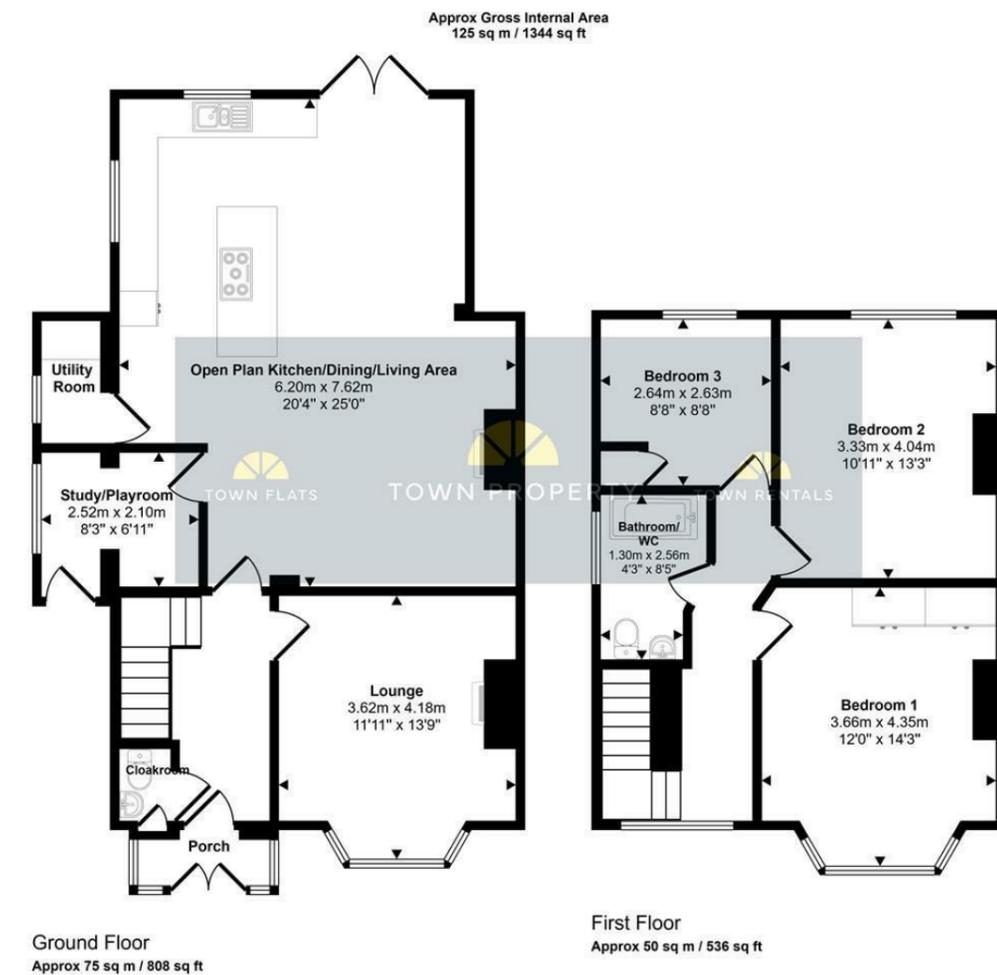
The wonderful rear garden is mainly laid to lawn with raised flower beds and a large area of decking. A particular feature of the house is the fantastic outbuilding at the bottom of the garden that consists of two rooms both with light and power and could be used for a host of reasons. There is also a useful storage area at the side of the property.

### Parking

To the front there is off road parking for two vehicles.

EPC = C

COUNCIL TAX BAND = D



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.

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