



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Marlow Avenue, Eastbourne, BN22

Freehold | House - Semi-Detached | 3 Bedrooms

Located in the popular Roselands area of Eastbourne is this three bedroom semi detached house. A perfect family home with open plan reception rooms, separate kitchen and downstairs cloakroom. The rear garden is southerly facing and has the benefit of storage buildings. Schools, amenities and bus routes are within walking distance of this home.

**FOR SALE**  
**FREEHOLD**  
**£325,000**

### Location

The Roselands area of Eastbourne has always been popular, particularly with families. This is primarily due to its range of schools, amenities as well as vicinity to Eastbourne town centre. The train station is approximately 1.5 miles away with connections to Lewes, Brighton and London Victoria. The seafront and beach are also within walking distance and offer a range of amenities such as the Pier, Bandstand and restaurants.

### Approach

The front garden is mainly laid to lawn with a pathway leading to the front door. Subject to the necessary consents being granted the garden may lend itself to having an off road parking space being created.

### Hallway

The double glazed door with adjoining window open into the entrance space. There is an under stairs storage cupboard, carpet, radiator, power points, cornice and pendant light.

### Cloakroom

Fitted with toilet, wall hung basin, double glazed window, ceiling light and laminate flooring.

### Kitchen 11'10" x 6'5" (3.63 x 1.98)

Fitted with a range of wall and floor units finished with wood effect cabinetry and complementary stone effect worktop. Single bowl stainless steel sink with mixer tap and drainer. Double glazed window set over the sink with views of the rear garden. Double glazed door providing access to the side of the house. Vinyl flooring, ceiling light and power points.

### Living Room 15'7" x 11'0" (4.77 x 3.36)

Sliding double glazed doors open out to the rear garden. Carpet, powerpoints, coved ceiling and archway opening to;

### Dining Room 11'6" x 10'1" (3.51 x 3.09)

Having a character bay window to the front aspect, carpet, radiator, ceiling light and power points.

### Landing

A double glazed window to the side aspect, loft hatch and storage cupboard housing boiler. There's also carpet, power points and ceiling light.

### Bathroom 6'3" x 5'8" (1.92 x 1.73)

Fitted with a white suite comprising of 'p' shaped bath with mixer tap, thermostatic shower and glazed screen. Pedestal basin, toilet and ladder radiator. The double glazed window has obscured glass. Fully tiled walls and laminate flooring.

### Bedroom One 11'10" x 11'8" (3.61 x 3.57)

A double glazed window with views over the rear garden. Carpet, pendant light and power points.

### Bedroom Two 12'9" x 9'4" (3.91 x 2.85)

Double glazed window to the front, carpet, pendant light, carpet and power points.

### Bedroom Three 9'9" x 8'2" (2.98 x 2.49)

Double glazed window to the front aspect, carpet, pendant light and power points.

### Rear Garden

The southerly facing garden is mainly laid to lawn with two paved patio areas and is bordered by wooden fencing. The space also has a brick built storage shed as well as a wooden shed. Gate providing side access.

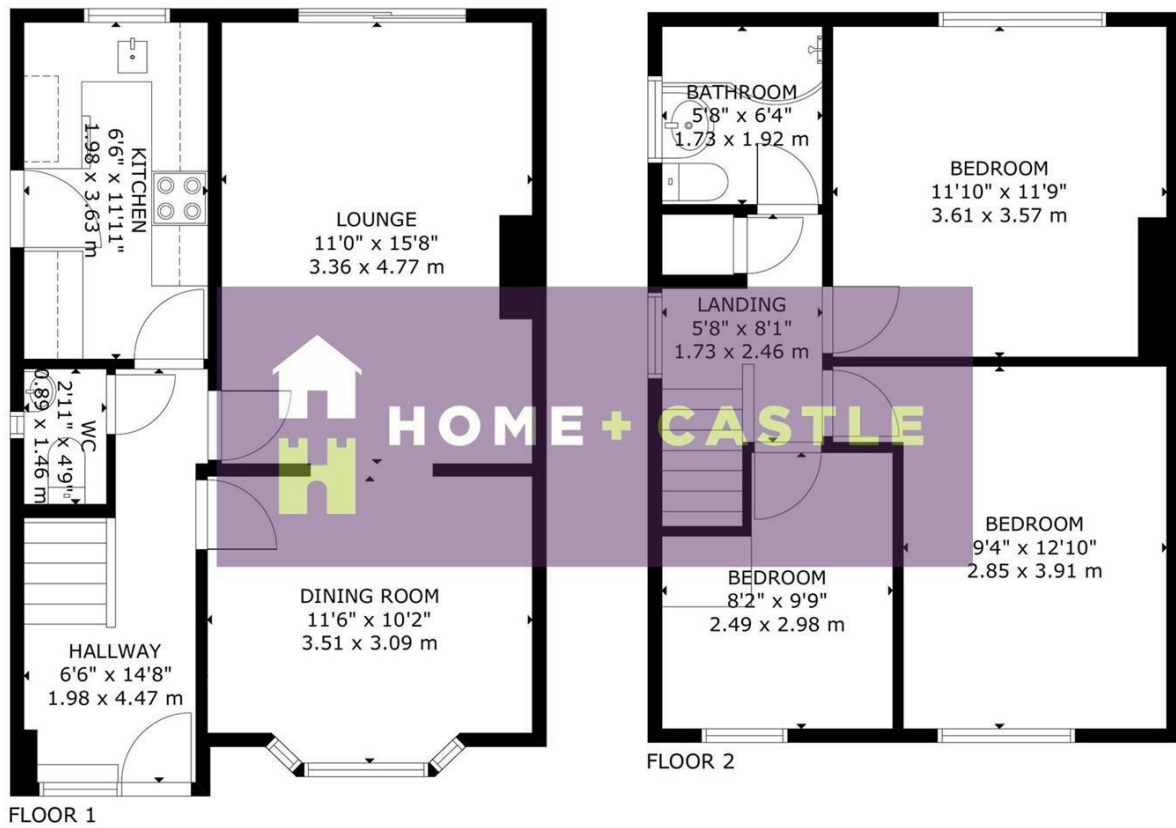
### Additional Information

EPC Rating: D

Council Tax Band: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

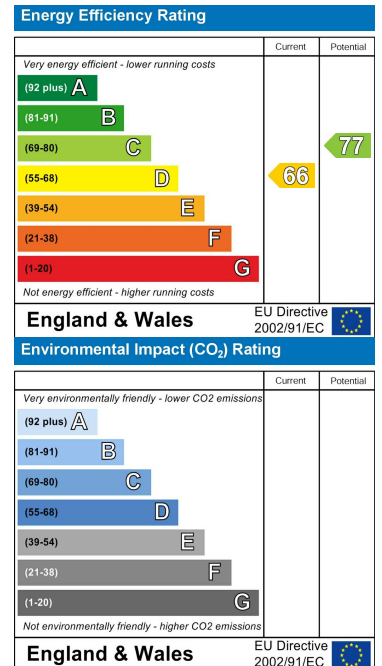


GROSS INTERNAL AREA  
 TOTAL: 85 m<sup>2</sup>/917 sq.ft  
 FLOOR 1: 44 m<sup>2</sup>/471 sq.ft, FLOOR 2: 41 m<sup>2</sup>/446 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.