



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Swan Mews, Eastbourne, BN22 8FD

Freehold | House - Detached | 4 Bedrooms

An executive family home that is set within a gated development in the popular area of Roselands. The link detached home affords a spacious master en suite bedroom, three further bedrooms, family bathroom and a ground floor cloakroom. The spacious kitchen diner and separate living room complete the contemporary and light accommodation. Externally the property has a westerly facing low maintenance rear garden, off road parking and a garage. Viewing of this lovely home is highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£490,000**

### Location

Swan Mews is located off Ringwood Road in the sought after Roselands area of Eastbourne. The area is particularly popular with families due to the proximity of schools, seafront as well as the town centre. Eastbourne train station is approximately 1 mile away and offers connection to London Victoria, Brighton and Lewes.

### Approach

The small development is accessed via a private gated driveway that sweeps round to the property. The front garden is mainly laid to lawn, with off road parking for several vehicles being adjacent. There's further visitor parking located within the development.

### Hallway

The double glazed uPVC door opens into the welcoming hallway space. The wood effect flooring flows throughout the ground floor.

### Cloakroom

Vanity unit with inset basin and mixer tap, storage cupboard beneath. Toilet, ceiling light and extractor.

### Kitchen Diner 17'8" x 11'6" maximum of (5.40 x 3.51 maximum of)

This spacious kitchen diner is a true heart of the home with space for a large dining table. There's a comprehensive range of wall and floor units, finished with light grey cabinetry, complementary worktop and white tiled splashback. The one and half bowl stainless steel sink is set beneath the double glazed window. Integrated appliances include eye level oven, combination oven, ceramic hob with extractor over, and dishwasher. Space for washing machine and fridge freezer. Zoned lighting with pendant light over dining area and inset ceiling spotlights in the kitchen area.

### Living Room 18'6" x 12'10" (5.64 x 3.93)

This well proportioned room is flooded with natural light from the double glazed window and french patio doors that allow access to the rear garden. Ceiling and wall lights, powerpoints and radiator.

### Landing

Airing cupboard, carpet and a double glazed window to the front aspect. Lighting and powerpoints.

### Bedroom Four 12'11" x 8'2" (3.95 x 2.49)

Double glazed window overlooking the rear garden. Carpet, radiator, powerpoints and ceiling light.

### Bedroom Two 12'11" x 9'10" (3.95 x 3.01)

A spacious double room with a double glazed window to the rear aspect. Carpet, ceiling light, radiator and powerpoints.

### Bathroom 6'2" x 5'10" (1.88 x 1.79)

A contemporary suite comprising of P shaped bath that has a thermostatic dual head shower over and glazed screen. Toilet and a vanity unit with inset basin and mixer tap. Tiled flooring with matching wall tiles. Extractor, inset ceiling spotlights and chrome ladder radiator.

### Bedroom Three 11'3" x 10'0" (3.44 x 3.06)

Double door built in cupboard, carpet, radiator, powerpoints, ceiling light and double glazed window to the front.

### Second Floor

Stairs rise to the second floor.

### Master Bedroom 14'9" x 13'11" maximum of (4.51 x 4.25 maximum of )

A very well proportioned master bedroom with Velux windows offering rooftop views towards The South Downs. Radiator, ceiling light, powerpoints and carpet.

### En suite 10'8" x 3'11" (3.26 x 1.21)

A fully tiled room with double shower cubicle that has glazed doors and a dual head thermostatic shower. Vanity unit with inset basin, mixer tap and mirror over with built in light. Toilet, chrome ladder radiator, extractor and Velux window.

### Garage

The block paved off road parking for several vehicles leads to the garage. Fitted with an up and over as well as a personal double glazed door and window to the rear. Power and lighting as well as a pitched roof to allow for additional storage space.

### Rear Garden

The westerly facing garden offers a low maintenance space with paved patio area and artificial grass, all of which is enclosed with close board fencing. Side access gate.

### Additional Information

The estate service charge is £80 per month.

EPC rating: B

Council Tax Band: D

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: 125 m<sup>2</sup>/1,350 sq ft  
FLOOR 1: 50 m<sup>2</sup>/540 sq ft, FLOOR 2: 50 m<sup>2</sup>/542 sq ft, FLOOR 3: 25 m<sup>2</sup>/268 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

