

Valuers, Land & Estate Agents

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Eastbourne
East Sussex BN21 4PJ

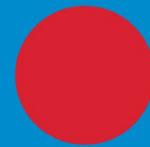
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est. 1978



Taylor Engley



13 Fitzmaurice Avenue, Roselands, Eastbourne, BN22 8PE

Guide Price £375,000 Freehold

An opportunity to purchase this EXTENDED THREE BEDROOMED SEMI DETACHED HOME IN THIS FAVOURED ROSELANDS AREA OF EASTBOURNE. Although requiring some modernisation and refurbishment which has been reflected in the asking price the property offers spacious and versatile accommodation throughout. The property has been extended on the ground floor to provide an extended dining room and kitchen breakfast room with many original features retained. A recreational ground and children's play park is found across the road from the property. Local shopping facilities can be found at nearby Seaside whilst comprehensive shopping facilities and mainline railway station is situated just over one mile distant.



The property is conveniently located within close proximity to shops and amenities in nearby Seaside recreational ground and children's play park is found across the road from the property. Local shopping facilities can be found at nearby Seaside whilst comprehensive shopping facilities and mainline railway station is situated just over one mile distant.

ENTRANCE PORCH * HALLWAY * CLOAKROOM/WC * SITTING ROOM * EXTENDED DINING ROOM/FAMILY ROOM * EXTENDED KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM/WC * OUTSIDE * EXTENSIVE GARDENS TO REAR * CHAIN FREE *



The accommodation

Comprises:

ENTRANCE PORCH

With internal door to:

HALLWAY

Radiator, dado rail and understairs storage cupboard

CLOAKROOM/WC

With a low level wc, corner mounted hand wash basin, upvc obscure window to side

SITTING ROOM

13'9 into bay x 13'0 (4.19m into bay x 3.96m)

Upvc bay window to front, feature fireplace with inset living flame gas fire, radiator, television point

EXTENDED DINING/FAMILY ROOM

27'5 x 12'0 (8.36m x 3.66m)

With upvc patio doors to rear providing access to rear garden, fireplace surround with inset gas fire

EXTENDED KITCHEN BREAKFAST ROOM

22'9 x 8'0 (6.93m x 2.44m)

With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces inset single drainer stainless steel sink unit, plumbing and space for washing machine, space for fridge freezer and slot in cooker. Floor standing Potterton Kingfisher 2 gas boiler for the provision of gas fired central heating and domestic hot water. Upvc windows to side and patio doors to rear, dining area to rear.

BEDROOM ONE

14'0 into bay x 13'0 (4.27m into bay x 3.96m)

With upvc bay window to front, coved and artexed ceiling, radiator.

BEDROOM TWO

12'2 x 12'0 (3.71m x 3.66m)

(12'2 into chimney breast recess x 12' 0)

BEDROOM THREE

8'0 x 7'10 (2.44m x 2.39m)

With upvc windows to rear, radiator.

BATHROOM/WC

7'0 x 6'5 (2.13m x 1.96m)

With a white suite comprising panelled bath with chrome mixers and shower attachment over, pedestal hand wash

basin with chrome fittings, low level wc, mostly tiled walls in complimentary tiling upvc obscure window to front, heated towel rail.

OUTSIDE

REAR GARDEN

Being a particular feature of the property with patio area leading to area principally laid to lawn with close boarded fencing to sides in excess of 100' in depth

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

COUNCIL TAX BAND:

Eastbourne Borough Council Tax Band 'D'.

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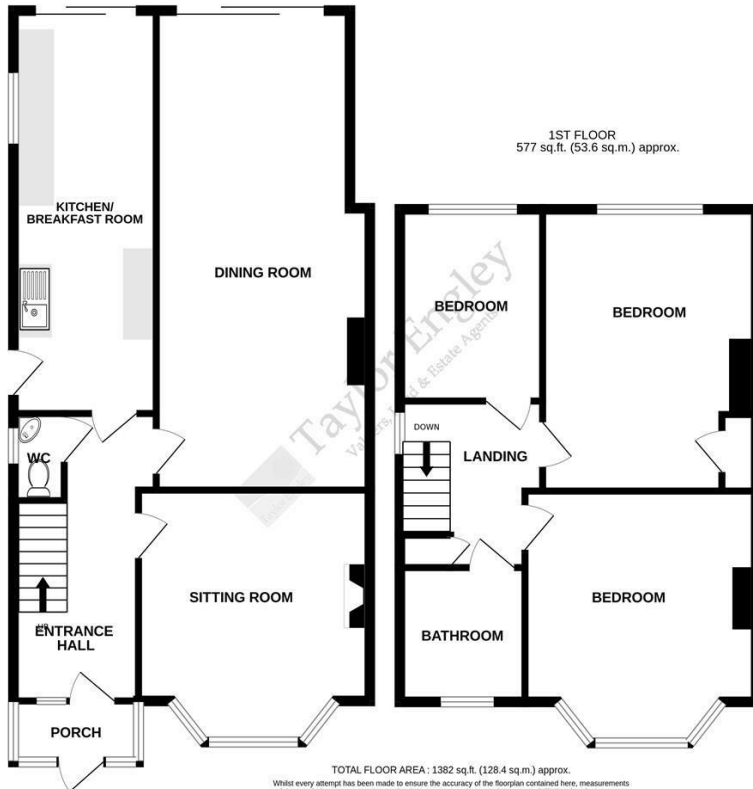
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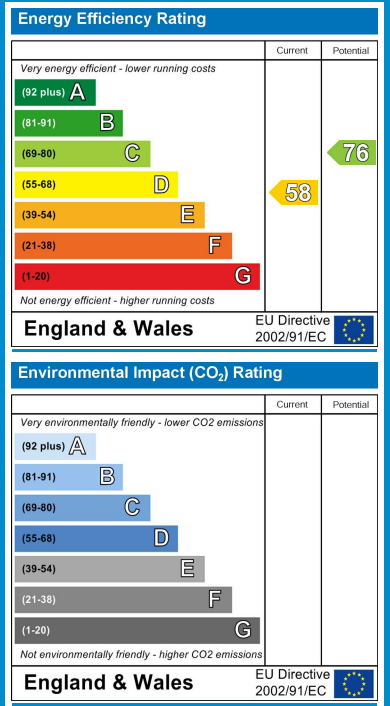
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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