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Taylor Engley



74 Ringwood Road, Eastbourne, East Sussex, BN22 8TB

Asking Price £450,000 Freehold

A spacious three-bedroomed, bay-fronted semi-detached character home situated in the popular Roselands area of Eastbourne, offering ideal family accommodation with gas-fired central heating and double glazing. The property features two reception rooms, a generous conservatory, kitchen/breakfast room, en-suite shower room, family bathroom and additional shower room. Outside, there is driveway parking for two cars. Offered to the market chain free. EPC=C.



Roselands is a popular residential area of Eastbourne, offering a convenient setting for families and commuters alike. The area benefits from a good range of local shops, schools and everyday amenities, with nearby bus services providing easy access to Eastbourne town centre and the seafront. The surrounding residential streets are well established, with parks and open spaces close by, while Eastbourne's wider range of shopping, leisure and recreational facilities are approximately one and a quarter miles distant.

*** SPACIOUS BAY FRONTED SEMI DETACHED HOME * TWO RECEPTION ROOMS * CONSERVATORY * KITCHEN/BREAKFAST ROOM * THREE GENEROUS BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM & SEPARATE SHOWER ROOM * OFF ROAD PARKING FOR TWO CARS * GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Porch

With door to:

Entrance Hall

Exposed wood flooring, fitted cloaks/store cupboard, understairs cupboard housing electric meter and fuse board.

Cloakroom

Low level w/c, wash hand basin, electric heater, window to side.

Sitting Room

13'8 max x 13'5 max (4.17m max x 4.09m max)

(13'8 max including depth of chimney breast x 13'5 max into bay)

Fireplace with fitted living flame gas fire, engineered oak flooring, radiator, feature wide bay to front with fitted window shutters.

Dining Room

16'10 x 10'11 max (5.13m x 3.33m max)

(16'10 max reducing to 13'11)

Engineered oak flooring, radiator, fitted shelving, wide opening to:

Conservatory

14'3 x 11'11 max (4.34m x 3.63m max)

Vertical radiator, tiled floor, power, double doors to rear garden.

Kitchen/Breakfast Room

22'4 max x 12'6 max (6.81m max x 3.81m max)

(12'6 max reducing to 6'9)

comprises, range of base units, quartz worktops with inset one and a half bowl sink unit with mixer tap over, wall mounted cupboard, space and plumbing for washing machine, space and plumbing for dishwasher, Belling slot in cooker, Vaillant gas fired boiler, tiled floor, vertical radiator, three windows to side, connecting doors to dining room, conservatory and entrance hall.

Stairs rising from entrance hall to:

First Floor Landing

Airing cupboard housing cylinder, loft hatch to roof space with fitted loft ladder and light.

Bedroom 1

13'5 max x 11'5 (4.09m max x 3.48m)

(13'5 max into bay x 11'5 to cupboard front extending to 13'7

max wall to wall)

Attractive bay fronted room with fitted window shutters, fitted wardrobe cupboards, exposed floor boards, radiator.

Bedroom 2

11'8 x 11'1 (3.56m x 3.38m)

Built in wardrobe cupboards, radiator, outlook to rear

En-Suite Shower Room

Spacious en-suite with shower cubicle, wash hand basin set into cabinet, low level w/c with concealed cistern, heated towel rail, downlighters, fitted shelved cupboard.

Bedroom 3

12'2 x 8' (3.71m x 2.44m)

Built in wardrobe cupboard, radiator, fitted window shutters, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w/c, part tiled walls, radiator, window to side.

Separate Shower Room

Shower cubicle, wash hand basin, low level w/c, radiator, fitted cabinet, tiled walls, tiled floor, window to side.

Driveway Parking

Block paved driveway parking to front for two cars.

Rear Garden

Having area laid to Astro turf, patio area, borders with some established shrubs, storage shed/workshop with light and power, outside tap, gate to side of property.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

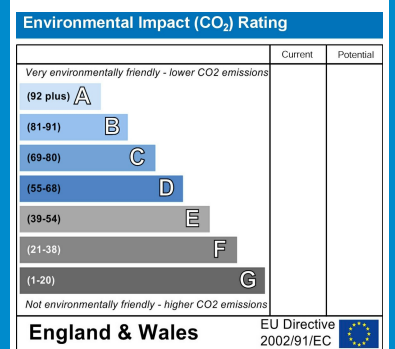
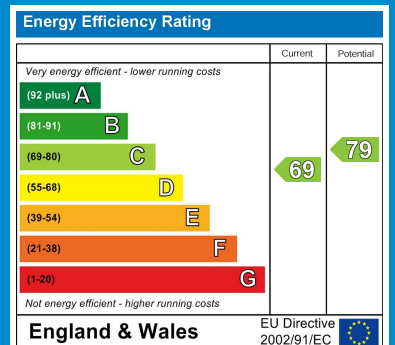
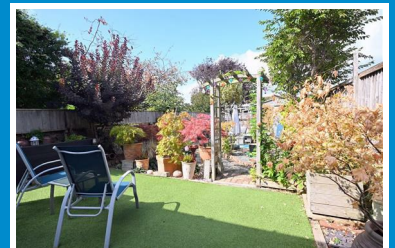
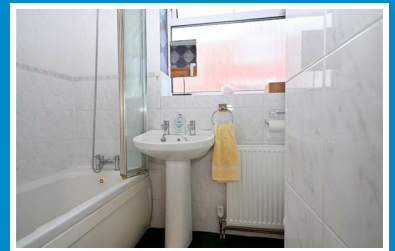
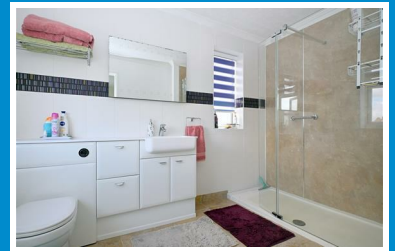
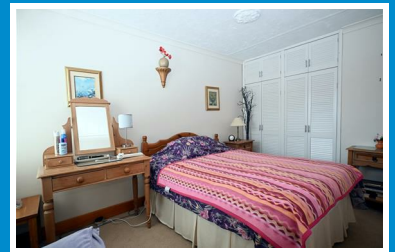
FOR CLARIFICATION:

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.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





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.

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