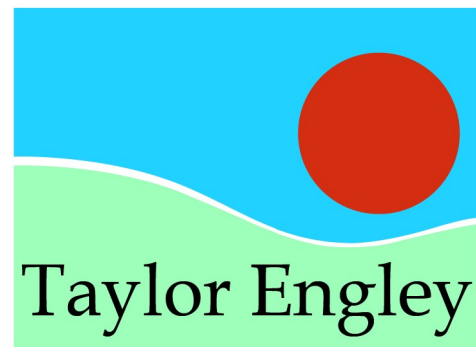


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68 Moy Avenue, Roselands, Eastbourne, East Sussex, BN22 8UQ

Price £440,000 Freehold

An excellent opportunity to acquire this well presented FOUR BEDROOMED SEMI-DETACHED CHARACTER HOME in the favoured Roselands area of Eastbourne. The property offers a spacious kitchen/dining room with integrated appliances including fridge freezer, dishwasher and an oven with microwave over, master bedroom with en-suite and three further bedrooms. The property benefits from gas fired central heating, double glazed windows, off road parking and a level lawned rear garden.



This property is located in the favoured Roselands area of Eastbourne being within close proximity to both infant and junior schools. Eastbourne's town centre is approximately one and a quarter mile distant offering a range of shopping facilities and mainline railway station.

*** FAVOURED ROSELANDS AREA * BAY FRONTED * OPEN PLAN KITCHEN/DINING ROOM * SITTING ROOM * FOUR BEDROOMS * EN-SUITE SHOWER ROOM * BATHROOM * OFF ROAD PARKING FOR TWO CARS * IDEAL FAMILY LOCATION * LAWNED REAR GARDEN ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Tiled floor, radiator, coved ceiling, stairs to first floor landing, downlighters.

Living Room

13'4 into bay x 11'10 max + recess (4.06m into bay x 3.61m max + recess)

Double glazed bay window, picture rail, coved ceiling, built-in shelving with cabinet beneath.

Kitchen/Dining Room

18'2 + recess x 14'1 (5.54m + recess x 4.29m)
(14'1 to Bi-fold doors)

Tiled floor, coved ceiling, range of base and wall units, integrated fridge freezer, dishwasher, oven with microwave over, island housing five ring Bosch hob and breakfast bar, bench seat, dining area, Bi-fold doors to garden, downlighters, radiator, double glazed windows to rear, understairs cupboard housing boiler, electric meter and switchboard.

Door from kitchen to:

Side Lobby

Plumbing for washing machine, base and wall units, radiator, downlighters.

Stair rising from entrance hall to:

First Floor Landing

Bedroom 2

13'11 max into bay x 11'2 max (4.24m max into bay x 3.40m max)

(11'2 max including depth of chimney breast)

Radiator, double glazed windows to front, picture rail, coved ceiling.

Bedroom 3

13'7 x 10'10 max (4.14m x 3.30m max)

(10'10 including depth of chimney breast)

Radiator, double glazed windows to rear, picture rail, coved ceiling.

Bedroom 4

13' x 8'2 (3.96m x 2.49m)

(8'2 including depth of fitted wardrobe)

Fitted wardrobe cupboard with adjacent drawer unit, downlighters, picture rail, coved ceiling, radiator, double glazed windows.

Family Bathroom

Tiled floor, fully tiled walls, chrome effect heated towel rail, bath with mixer tap, hand basin set into cabinet with mixer tap, low level wc, downlighters, double glazed windows.

Stairs rising from first floor to:

Second Floor Landing

Shelving in recess, double glazed window to side and double glazed Velux window, eaves storage.

Bedroom 1

19'2 max x 10' max (5.84m max x 3.05m max)

(19'2 including depth of sloped ceilings)

Spacious double aspect room, downlighters, radiators, built-in storage cupboard, walk-in dressing room with shelving and fitted rail. Door opening to en-suite shower room.

En-Suite Shower Room

Spacious shower cubicle, heated towel rail, low level wc, wash basin set into drawer cabinet with mixer tap, double glazed window to rear, fully tiled walls.

Outside

Driveway Parking

Block paved driveway providing off road parking for two cars.

Rear Garden

With raised decking to immediate rear with timber balustrade and steps down to further area of decking and level lawn, outside lighting, timber shed, outside tap.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,199.47 until March 2023.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

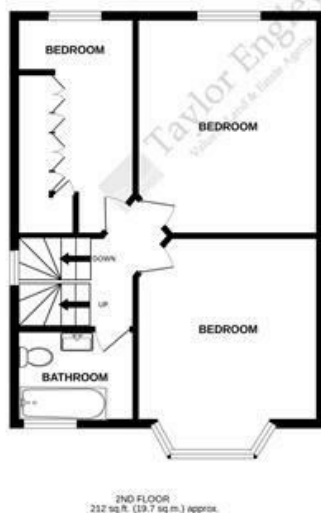
FOR CLARIFICATION:

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:

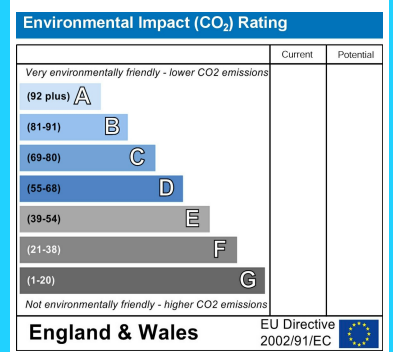
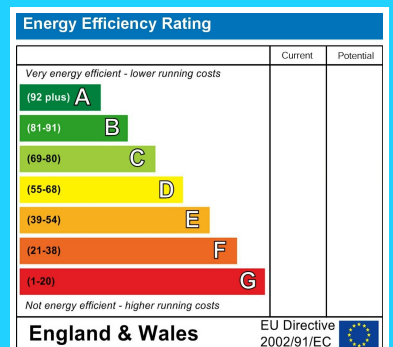
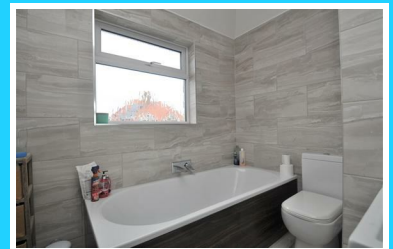
All appointments are to be made through TAYLOR ENGLEY.





TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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