

Valuers, Land & Estate Agents

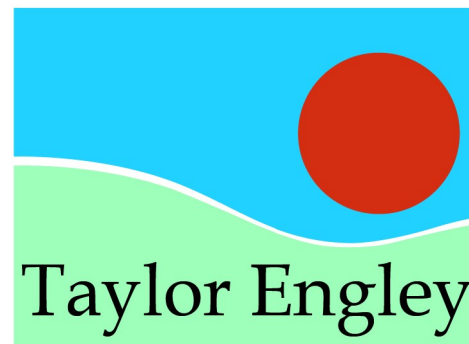
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68 Ringwood Road, Roselands, Eastbourne, East Sussex, BN22 8TB

Price £380,000 Freehold

Taylor Engley are delighted to offer to the market this spacious **FOUR BEDROOMED** semi-detached character house situated in the sought-after Roselands area of Eastbourne. The accommodation on offer comprises: two spacious reception rooms with a separate kitchen and ground floor w.c, and professionally installed fully programmable electric heating system installed in 2020. Upstairs four bedrooms can be found along with a bathroom, an additional w.c, and a particularly spacious landing. A further feature of the property is the rear garden which is decked leading to a lawn and measures approximately 70' in length. There is also off-road parking situated to the front of the house.



Local shopping facilities can be found within nearby seaside and the property is also conveniently situated for access to Eastbourne's town centre which is situated approximately one mile distant. Popular infant and junior schools are also located nearby.

*** ENTRANCE PORCH * HALL * LIVING ROOM * DINING ROOM * KITCHEN * GROUND FLOOR W.C * FOUR BEDROOMS * BATHROOM * SEPARATE W.C * SPACIOUS LANDING * 70' REAR GARDEN * OFF-ROAD PARKING**



The accommodation

Comprises:

Front Door

To:

Entrance Porch

Door to:

Hall

Electric heater, understair cupboard.

Living Room

15'6 x 13' (4.72m x 3.96m)

Fireplace, television point, electric heater, bay window to front.

Kitchen

11'1 x 11' (3.38m x 3.35m)

Having a selection of eye and base level units with work surface, stainless steel sink unit with mixer tap, spaces for cooker, fridge/freezer, washing machine and slimline dishwasher, electric heater, window and door to side, door to larder cupboard with further door to:

Ground Floor W.C

High level w.c with window to side.

Dining Room

15'2 x 12'2 (4.62m x 3.71m)

(15'2 into bay)

Having fireplace, electric heater, bay window to rear with door to garden.

Stairs rising from entrance hall to:

Spacious First Floor Landing

With hatch to loft and storage cupboard.

Bedroom 1

14'9 x 10'10 (4.50m x 3.30m)

(14'9 into bay)

Electric heater, window to front.

Bedroom 2

12'2 x 9'2 (3.71m x 2.79m)

Having original fireplace, electric heater and window to rear.

Bedroom 3

14'6 x 7'7 (4.42m x 2.31m)

(Maximum measurements given due to irregular shaped room)

Fireplace, electric heater, cupboard housing hot water tank, windows to side and rear.

Bedroom 4

12'1 x 5'11 (3.68m x 1.80m)

Electric heater, window to front.

Bathroom

White suite comprising roll top bath, corner shower cubicle, wash hand basin, tiled walls, window to side.

Separate W.C

Low level w.c, window to side.

Lean-To

Having power and lighting,

Walled Rear Garden

Measuring approximately 70' in length, having raised decking to immediate rear with outside tap with steps leading to lawn with borders having a selection of shrubs, vegetable patch, greenhouse, shed and store cupboard.

Off-Road Parking

Parking for two vehicles situated to the front of the house.

COUNCIL TAX BAND:

Council Tax Band - D £2113.12 Eastbourne Borough Council until 31st March 2022.

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.

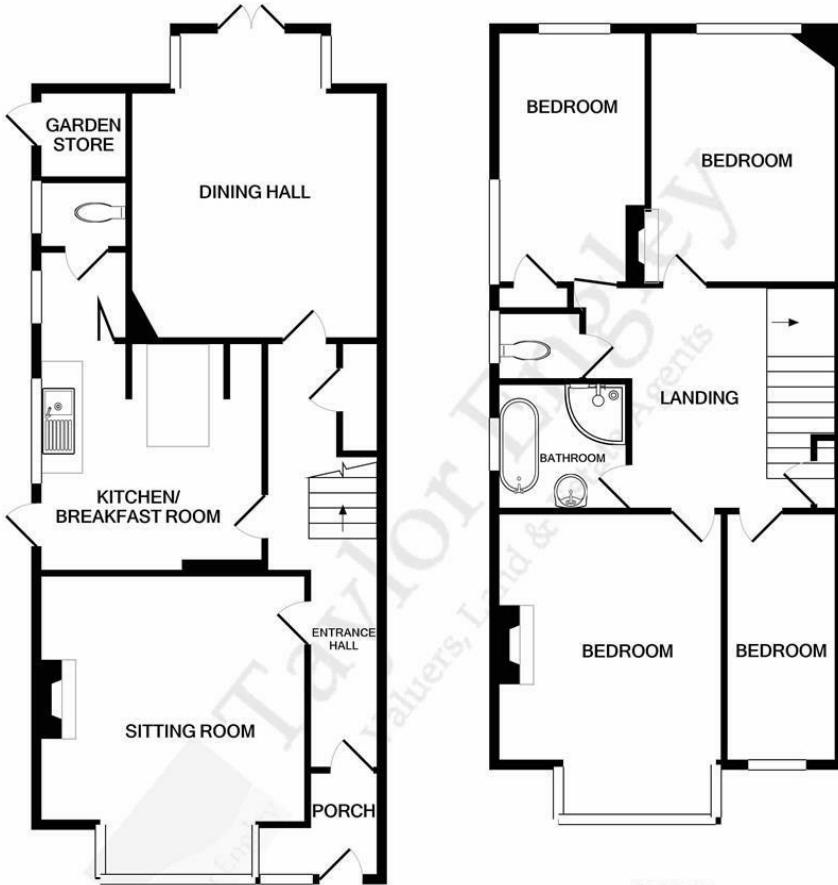
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









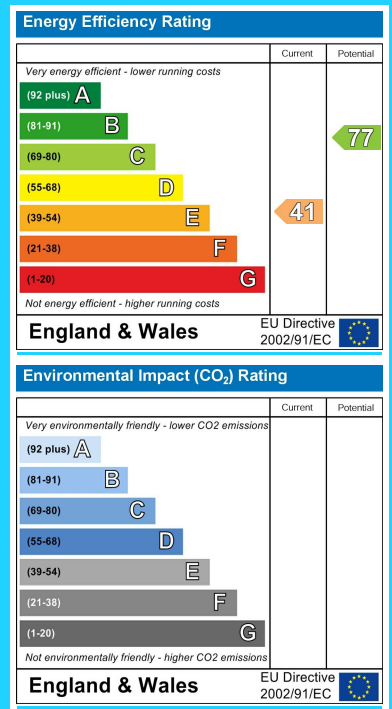
GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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