Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978

Taylor Engley

45 Ringwood Road, Eastbourne, East Sussex, BN22 8TB
Asking Price £400,000 Freehold

An opportunity arises to acquire this SPACIOUS FOUR BEDROOMED SEMI-DETACHED CHARACTER HOME, located in the sought after Roselands area of Eastbourne. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a bay fronted sitting room, two further reception rooms, conservatory, off road parking to the front and the rear garden enjoys a southerly aspect and extends in excess of 100' in depth. EPC=D.

Local shopping facilities can be found in the nearby Seaside and bus services serve the local area. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately one and a quarter miles distant. Popular infant and junior schools are also located nearby.

*** POPULAR ROSELANDS LOCATION * CHARACTER SEMI DETACHED HOME * BAY FRONTED SITTING ROOM * TWO FURTHER RECEPTION ROOMS * CONSERVATORY * CLOAKROOM * FOUR BEDROOMS * FAMILY BATHROOM * DRIVEWAY PARKING * REAR GARDEN IN EXCESS OF 100' IN DEPTH ENJOYING A SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING HIGHLY RECOMMENDED ***

The accommodation
Comprises:

Front door opening to:

Entrance Vestibule
Exposed floor boards, glazed door to:

Hall
Exposed floor boards, radiator, under stairs cupboard and cabinet housing consumer unit.

Cloakroom
Low level wc with concealed cistern, wash hand basin, tiled walls, window to side.

Sitting Room
14'8 max x 11'11 max (4.47m max x 3.63m max)
(14'8 max into bay 11'11 max)
Fireplace with fitted electric fire, bay window to front with fitted shutters, radiator.

Second Reception Room
13'11 x 10'4 max (4.24m x 3.15m max)
(10'4 max reducing to 9'11)
Radiator, patio door opening to:

Conservatory
10'4 max x 9'9 max (3.15m max x 2.97m max)
Electric heater, ceiling light/fan, double doors to rear garden.

Dining Room
12'10 max x 7'1 max (3.91m max x 2.16m max)
Radiator, deep recess with window, window and door to side.

Kitchen
14' max x 8'5 max (4.27m max x 2.57m max)
(8'5 max reducing to 6'9, maximum measurements include depth of fitted units)
Comprises, range of base and wall mounted cupboards, work surface with tiled splash back and inset singe drainer one and a half bowl sink unit, space for slot-in cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for undercounter fridge, Baxi wall mounted gas fired boiler, built in storage cupboard, double aspect room.

stair rising from hall to:

First Floor Landing
Velux window, cupboard housing shower cubicle, loft hatch to roof space.

Bedroom 1
14'6 max x 11'10 max (4.42m max x 3.61m max)
(14'6 max into bay x 11'10 max reducing to 10'8 to chimney breast)
Radiator, bay window to front with fitted window shutters, built cupboard.

Bedroom 2
12'11 max x 12'4 max (3.94m max x 3.76m max)
12'11 max x12'4 max reducing to 8'6 max to cupboard front)
Range of fitted wardrobe cupboards, wash hand basin having drawer unit and shelving below, radiator, fitted window shutters, outlook to front.

Bedroom 3
14'2 x 9'11 max (4.32m x 3.02m max)
Fitted wardrobe cupboards, radiator, outlook to rear.

Bedroom 4
9'1 x 7'3 (2.77m x 2.21m)
(9'1 plus door recess)
Airing cupboard housing cylinder and shelving, outlook to rear.

Family Bathroom
Shaped bath with tiled surround, shower over and shower screen, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, downlighters, two windows to side.

Driveway Parking
Block paved driveway parking to front.

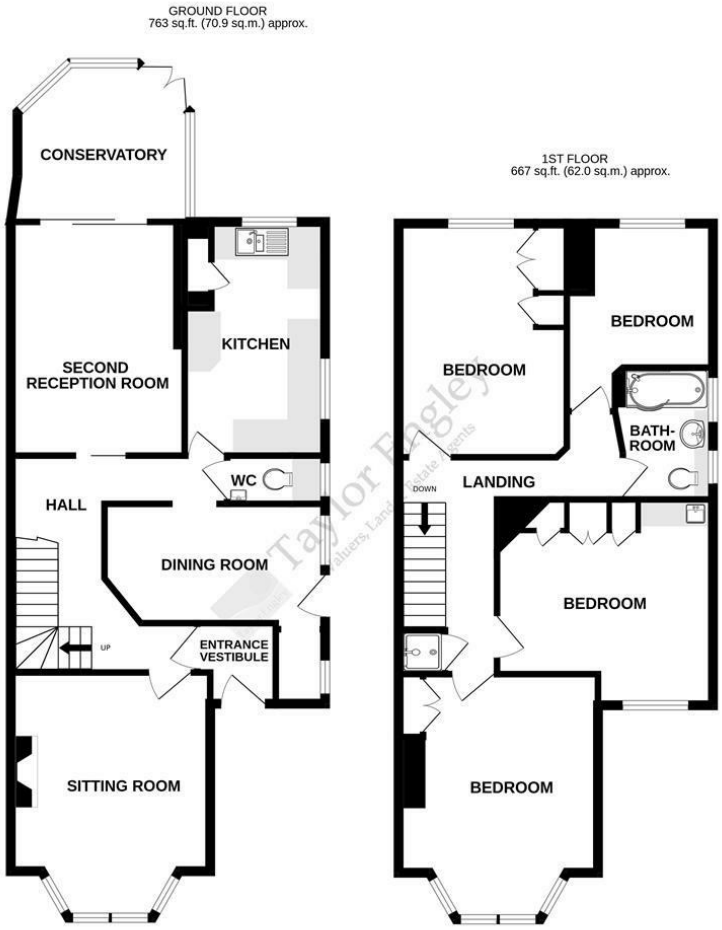
Rear Garden
Considered to be a feature of the property, extending in excess of 100' in depth and enjoying a southerly aspect, being laid to lawn and having various mature shrubs, two timber sheds and a greenhouse.

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

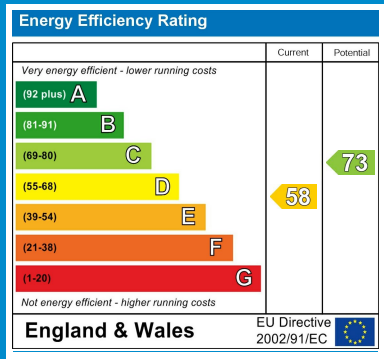
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

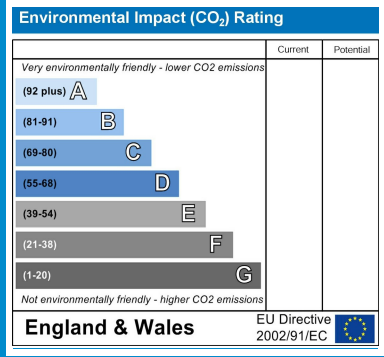
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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.
Made with Metropix ©2026





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.