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Taylor Engley



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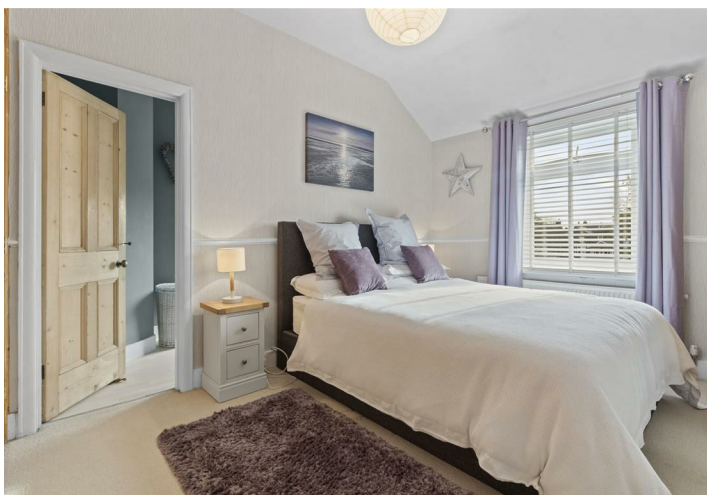
Asking Price £485,000 Freehold

An opportunity arises to acquire this well presented **THREE DOUBLE 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 to the majority of the windows. Features include a bay fronted sitting room, spacious kitchen/dining room, garden room, en-suite shower room and a family bathroom. Outside there is off road parking to the front and the rear garden enjoys a southerly aspect and extends in excess of 100' in depth.



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 * SPACIOUS KITCHEN/DINING ROOM * GARDEN ROOM * UTILITY ROOM * CLOAKROOM * THREE DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * DRIVEWAY PARKING FOR APPROXIMATELY THREE CARS * REAR GARDEN IN EXCESS OF 100' IN DEPTH ENJOYING A SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Part glazed door with patterned glass opening to:

Hall

Exposed floor boards, radiator with cover, understairs cupboard, radiator.

Cloakroom

Wall mounted wash hand basin, low level wc, chrome effect heated towel rail, part tiled walls.

Sitting Room

14'8 max x 11'11 (4.47m max x 3.63m)

(14'8 maximum measurements into bay x 11'11 including depth of chimney breast)

Fitted wood burner, radiator, sash style windows with fitted shutters, exposed floor boards.

Double doors from hall to:

Kitchen/Dining Room

19'2 x 13'10 (5.84m x 4.22m)

Maximum measurements include depth of fitted units)

Spacious room comprises, work surface with upstand and inset single drainer sink unit, range of base and wall mounted cupboards, Belling range cooker, integrated dishwasher, space for fridge/freezer, exposed floor boards, two radiators, window to rear.

Garden Room

14'8 x 11'2 (4.47m x 3.40m)

Radiator, downlighters, overlooking rear garden and having double doors to rear decking area.

Door from kitchen/dining room to:

Utility Room

12'11 max x 6'10 max (3.94m max x 2.08m max)

(Maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, work surface with tiled splash back, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built-in store cupboard with shelving and small single glazed window to side, radiator, window and door to side.

Stairs from hall to:

First Floor Landing

Built-in linen cupboard, Velux window.

Bedroom 1

11'10 x 9'10 (3.61m x 3.00m)

(11'10 to cupboard front extending to 14' max into door recess x 9'10)

Full height fitted wardrobe cupboards, radiator, outlook to rear.

En-Suite Shower Room

Spacious shower cubicle, pedestal wash hand basin, low level wc, airing cupboard housing cylinder with shelf over, chrome effect heated towel rail window to rear.

Bedroom 2

14'7 x 8'6 (4.45m x 2.59m)

(14'7 max into bay x 8'6 to cupboard front extending to 9'7 max including depth of chimney breast)

Range of fitted wardrobe cupboards/drawer unit, sash style windows to bay, radiator, exposed floor boards.

Bedroom 3

12'11 x 10'3 (3.94m x 3.12m)

(10'3 widening to 12'3 max into window recess)

Exposed floor boards, fireplace surround, radiator, outlook to front.

Family Bathroom

Roll top style bath, spacious shower cubicle with rain head style shower fitment and hand held shower fitment, wash hand basin set into cabinet, low level wc, part tiled walls, tiled floor, heated towel rail, window to side and loft hatch to roof space.

Driveway Parking

Block paved driveway parking to front for approximately three cars, border with some established shrubs.

Rear Garden

Considered to be a feature of the property, extending in excess of 100' in depth and enjoying a southerly aspect, laid mainly to lawn and having mature shrubs and trees. To the immediate rear of the property there is a spacious decking area and towards the far end of the garden there are two timber sheds. To the side of the property there is an outside tap and gate proving access to the front garden and driveway parking.

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:

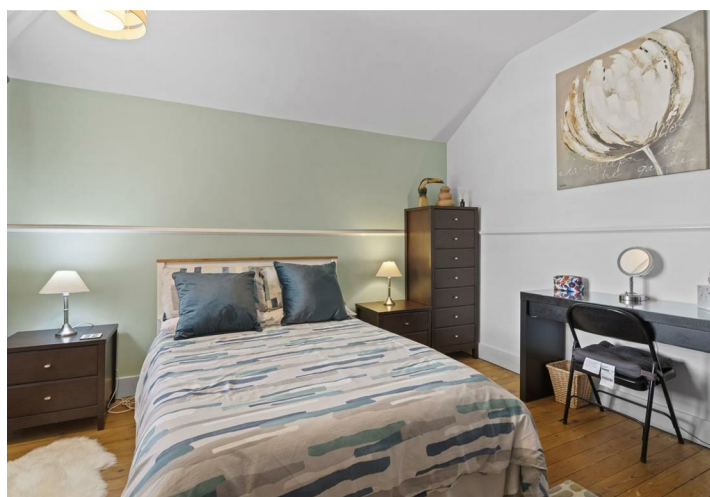
www.checker.ofcom.org.uk

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:

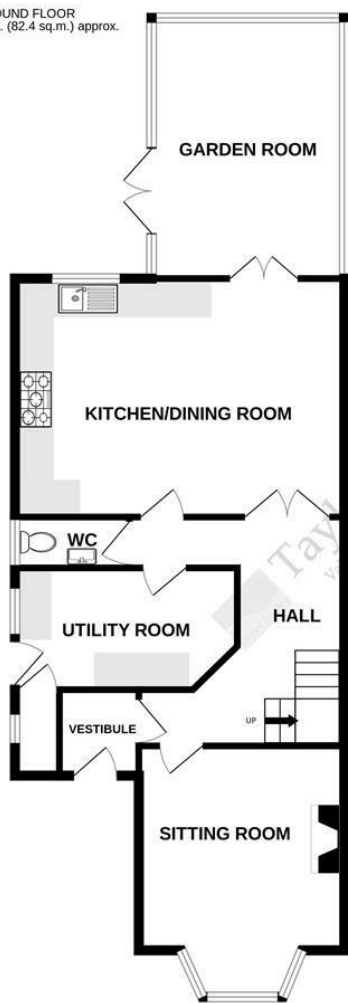
All appointments are to be made through TAYLOR ENGLEY.







GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

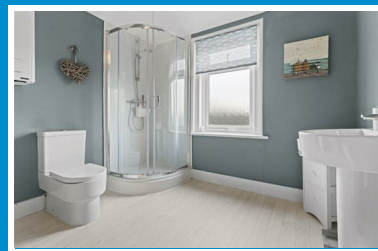
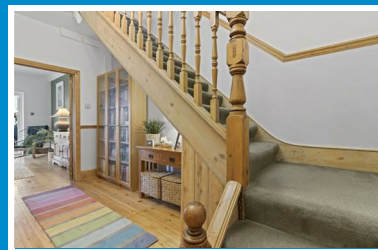


1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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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