

45 Ringwood Road,
Eastbourne, BN22 8TB

Freehold

£400,000



4 Bedroom 3 Reception 1 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



TOWN PROPERTY

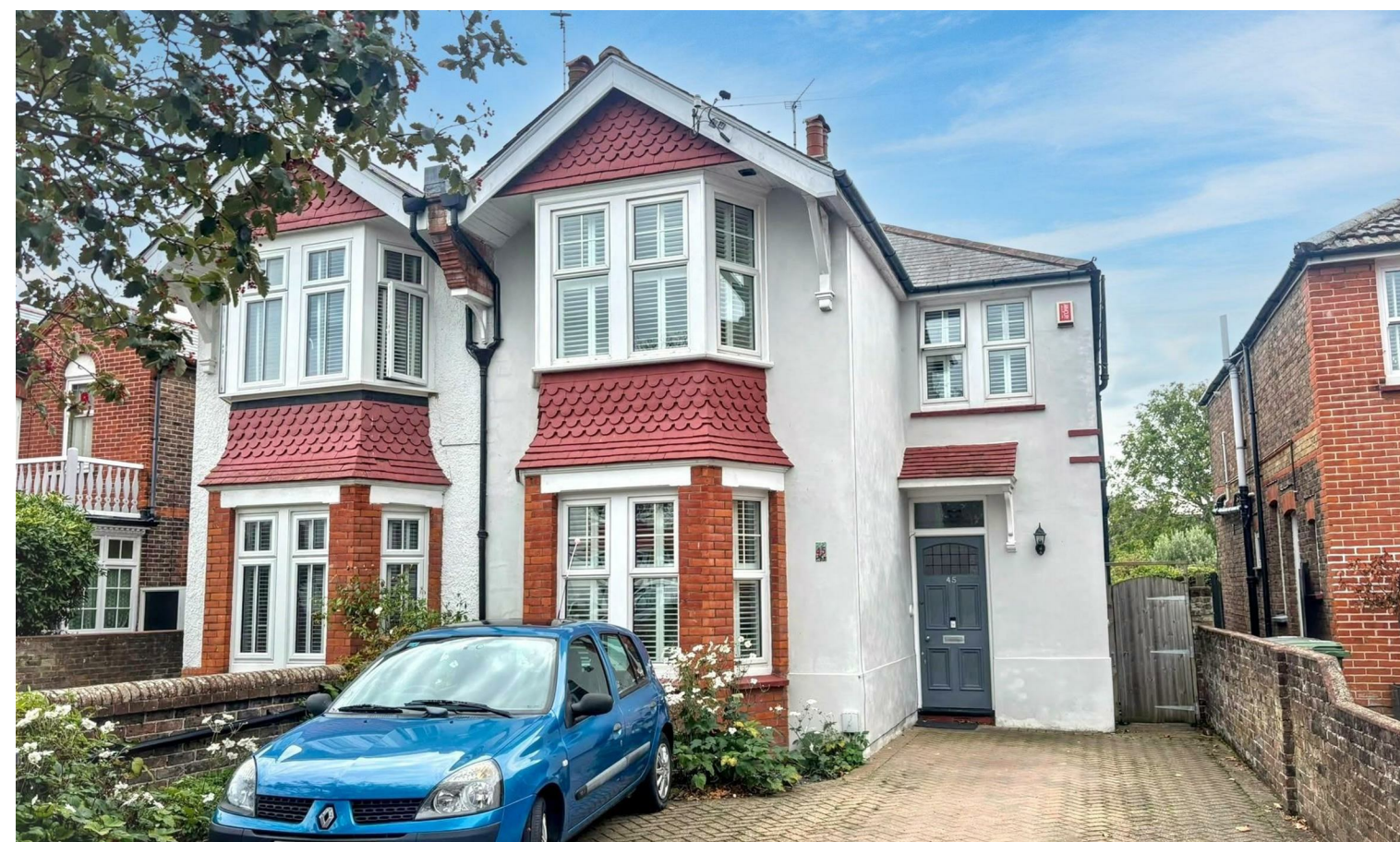


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An extremely spacious four bedroom semi-detached house set in wonderful lawned rear gardens. Enviably situated in the Roselands area of Eastbourne within comfortable walking distance of local schools, shops and the seafront, the house provides versatile living accommodation. The house comprises of a bay windowed lounge, dining room, kitchen and a third reception room with access to the conservatory, the ground floor is finished with a refitted cloakroom. The first floor has four bedrooms, a refitted bathroom and a separate shower cubicle. To the front the house has a block paved driveway providing off road parking for two vehicles. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 4 Bedrooms
- Lounge & Dining Room
- Third Reception Room
- Conservatory
- Kitchen
- Ground Floor Cloakroom & First Floor Bathroom/WC
- Lawned Rear Garden
- Driveway
- Close to Local Schools, Shops & Transport Links

Entrance
Front door to-

Lobby
Wood effect flooring. Dado rail. Frosted glass door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard. Dado rail.

Lounge
14'3 x 11'9 (4.34m x 3.58m)
Radiator. Feature fireplace with brick surround and inset coal effect fire. Corniced ceiling. Built in TV unit. Double glazed bay window to front aspect.

Dining Room
12'8 x 6'9 (3.86m x 2.06m)
Radiator. Wood effect flooring. Recess with space for upright fridge freezer. Two windows to rear aspect. Frosted door to garden.

Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap. Tiled walls. Frosted double glazed window.

Kitchen
13'11 x 8'4 (4.24m x 2.54m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Cooker point with extractor above. Space and plumbing for washing machine, dishwasher and tumble dryer. Part tiled walls. Wall mounted gas boiler. Double glazed windows to side and rear aspects.

Third Reception Room
14'5 x 9'7 (4.39m x 2.92m)
Radiator. Wood effect flooring. Corniced ceiling. Patio doors to-

Conservatory
10'2 x 9'7 (3.10m x 2.92m)
Vaulted ceiling. Electric heater. Ceiling fan. Double glazed windows. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Sky light. Door to shower cubicle with tiled walls.

Bedroom 1
14'5 x 11'11 (4.39m x 3.63m)
Radiator. Fitted wardrobe. Double glazed bay window to front aspect.

Bedroom 2
12'7 x 12'2 (3.84m x 3.71m)
Radiator. Fitted base unit with worktop and inset wash hand basin with mixer tap. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 3
13'9 x 9'9 (4.19m x 2.97m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 4
8'8 x 7'4 (2.64m x 2.24m)
Double glazed window to rear aspect.

Bathroom/WC
White suite comprising of panelled bath with shower over and shower screen. Vanity unit with inset hand basin and mixer tap with cupboards below. Low level WC with concealed cistern. Part tiled walls. Inset spotlights. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The stunning rear garden is mainly laid to lawn with a large patio area, two wooden sheds, a greenhouse and a variety of mature plants and shrubs.

Parking
A driveway to the front provides off road parking for two vehicles.

COUNCIL TAX BAND = D

EPC = D

