



This 4 bedroom semi-detached home is situated in the sought after Roselands area of Eastbourne. The property is being offered to the market CHAIN FREE and although some cosmetic work is required, has been subject to many improvements to include a refitted kitchen with integral appliances and modern bathroom, heating system and boiler. The property is a 1930's design with the character and features you expect from this age of home to include original doors, coved ceilings and picture rails, and separate reception areas which have been reconfigured over the years but retaining a formal living room with fireplace and curved feature bay window. The remaining ground floor accommodation comprises entrance porch opening to a spacious hallway with built in storage. There is a ground floor cloakroom and the bright kitchen has been opened to the dining room with lovely double glazed doors to the rear garden. The kitchen has been refitted to a modern design and includes integral and built in appliances. Upstairs are four good sized bedrooms, two with feature bay windows, one having deep built in wardrobes, and refitted modern family bathroom, whilst outside there is a mature garden with wooden shed and side access. The front of the property has a driveway providing ample off road parking. Roselands offers easy access for Eastbourne town centre, seafront and local shops and is well represented for schools of all ages. Eastbourne and Hampden Park mainline train stations offer direct links to London, Gatwick, Brighton and Hastings.

Guide Price £425,000

Tenure Freehold | Council Tax Band- D



26 Harding Avenue, Eastbourne, BN22 8PJ



Entrance Porch- Double glazed door to front. Two double glazed windows to both sides. Tiled flooring. Wooden door leading to entrance hall.

Entrance Hall- Glazed door to front. Double glazed opaque window to front. Stripped wooden floor boards. Picture rail and coved ceiling. Radiator. Stairs leading to first floor with built in understairs cupboard.

Lounge - 4.67m x 3.63m (15'4" x 11'11")- Double glazed curved bay window to front. Feature fireplace. Stripped wooden floor boards. Picture rail and coved ceiling. Radiator.

Cloakroom- Double glazed opaque window to side. Stripped wooden floor boards. Picture rail and coved ceiling. Wash hand basin with tiled splashback and W.C.

Kitchen/Dining Room - 5.84m x 4.65m (19'2" x 15'3")- Two double glazed windows to rear and French doors leading to rear garden. Stripped wooden floor boards and tiled splashback. Picture rail and coved ceiling. Two radiators. Inset spotlights. Fully fitted with a range of modern grey gloss wall and base units housing integral dishwasher and Neff washing machine with space for fridge/freezer. Built in eye level double electric oven. Granite work surfaces with inset ceramic sink and drainer unit and 4 burner gas hob with cooker hood.

First Floor Landing- Airing cupboard housing Glow Worm boiler. Radiator. Loft access.

Bedroom One - 4.8m x 3.66m (15'9" x 12'0")- Double glazed bay window to front. Picture rail. Radiator.

Bedroom Two - 4.65m x 2.95m (15'3" x 9'8")- Double glazed bay window to rear with fitted blinds. Two sets of built in wardrobes. Wall lights. Picture rail. Radiator.

Bedroom Three - 2.74m x 2.46m (9'0" x 8'1")- Double glazed window to rear. Picture rail. Radiator.

Bedroom Four - 2.92m x 2.11m (9'7" x 6'11")- Double glazed window to front. Picture rail. Radiator.

Bathroom- Double glazed opaque window to side. Partially tiled walls and vinyl flooring. Inset spotlights. Extractor fan. Modern suite comprising of bath with mixer taps, with rainfall shower over and handheld shower attachment with fitted glass screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Driveway- Driveway providing ample off road parking. Gated pathway leading to front door.

Rear Garden- Large rear garden being mainly laid to lawn with two patio areas. Summerhouse. Fencing surrounds with gated side access. Mature flower beds, borders and shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



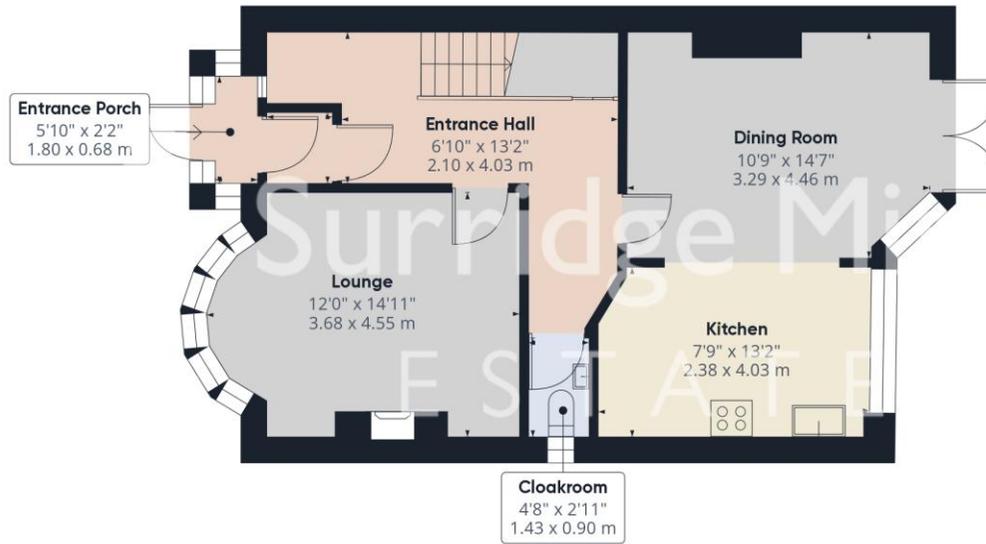
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1134.75 ft²
105.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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