



Waterworks Road, Eastbourne BN22 8LR

welcome to

Waterworks Road, Eastbourne

A three-bedroom semi detached home in Eastbourne's popular Roselands area, featuring a spacious open-plan kitchen/dining room, separate lounge, modern bathroom and three well-proportioned bedrooms. Ideal for families and first-time buyers.



Entrance Porch

Double glazed window to the side aspect. Double glazed door to the front aspect.

Entrance Hall

Double glazed window to the side aspect. Under stairs cupboard.

Lounge

Double glazed box bay window to the front aspect. Radiator.

Open Plan Kitchen/ Dining Room

A range of wall and base units with work top over incorporating a sink and drainer unit. Integral fridge / freezer, washing machine and dish washer. Oven and hob with cooker hood above. Boiler. Spot lighting throughout. Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

Double glazed box bay window to the front aspect. Built in cupboard. Radiator.

Bedroom 2

Double glazed window to the rear aspect. Radiator.

Bedroom 3

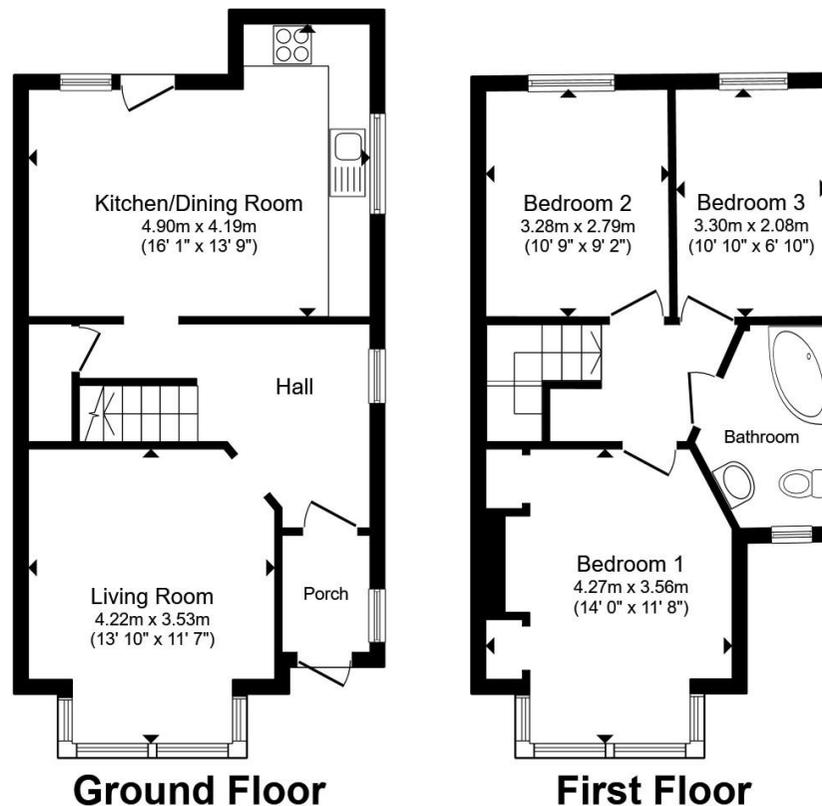
Double glazed window to the rear aspect. Radiator.

Modern Bathroom

Comprising a corner bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Ladder radiator. Double glazed window to the front aspect.

Rear Garden

A decked seating area adjoining the property with steps that lead down to an area mainly laid to lawn. Garden shed. Mature shrubs and trees.



Total floor area 85.5 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Waterworks Road, Eastbourne

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN KITCHEN / DINING ROOM
- ATTRACTIVE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120652 - 0004

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