



99 Moy Avenue, Eastbourne, BN22 8UQ

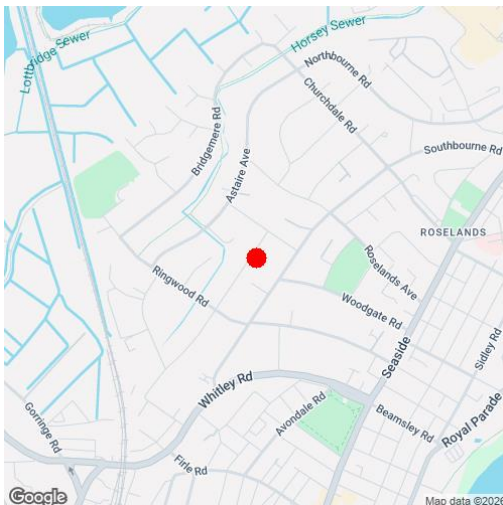
Price £410,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious four bedroom semi-detached house boasting good size secluded rear garden plus driveway, located in the sought after Roselands area of Eastbourne. This delightful home is offered to the market chain free and enjoys accommodation arranged over three floors comprising spacious entrance hall, sitting room with attractive bay window, separate dining room, large 19ft kitchen & downstairs WC. Stairs rise from the entrance hall to a first floor landing where there are three bedrooms plus a modern shower room and separate WC. A further flight of stairs rise to the top floor landing where there is an excellent size bedroom with lovely views across rooftops towards the South Downs. To the front there is the convenience of a block paved driveway for 2-3 vehicles and a particular feature is the secluded and excellent size rear garden which is mainly laid to lawn with a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.





At a Glance:

- Spacious four bedroom semi-detached house
- Popular Roselands location
- Chain free
- 19ft kitchen
- Sitting room
- Dining room
- Shower room, separate WC plus downstairs WC
- Excellent size secluded rear garden
- Driveway for 2-3 vehicles
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

14'6" (4.42m) Max x 13'5" (4.09m)

DINING ROOM

13'4" (4.06m) x 11'0" (3.35m)

KITCHEN

19'2" (5.84m) x 8'8" (2.64m)

WC

FIRST FLOOR LANDING

BEDROOM 1

14'6" (4.42m) Max x 11'2" (3.4m)

BEDROOM 2

13'5" (4.09m) x 11'2" (3.4m)

BEDROOM 4

9'6" (2.9m) x 8'7" (2.62m)

SHOWER ROOM

WC

SECOND FLOOR LANDING

BEDROOM 3

14'6" (4.42m) x 9'1" (2.77m)

OUTSIDE:

DRIVEWAY

REAR GARDEN

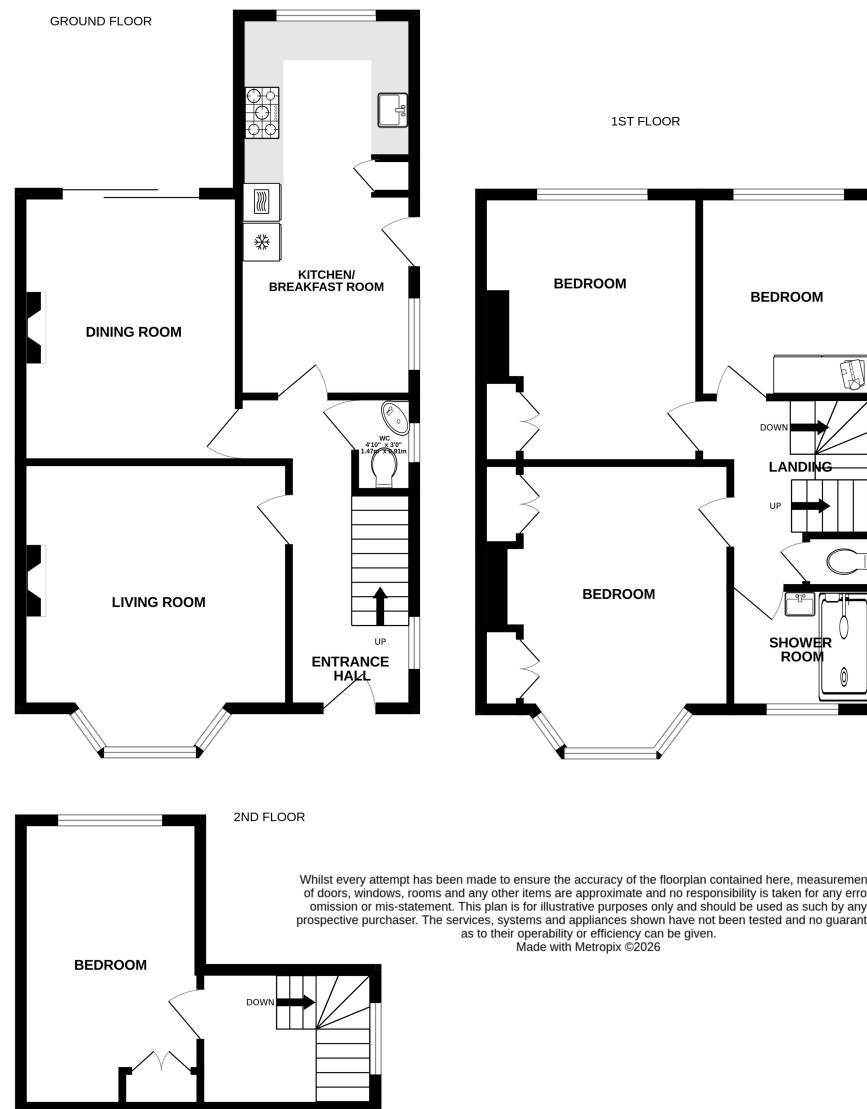
COUNCIL TAX:

Band 'D'

EPC:

'D'





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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