



30 Fletching Road, Eastbourne, BN22 9DU

£279,950



AN EXTENDED and MUCH IMPROVED THREE BEDROOM (with VIRTUAL TOUR) house enjoying accommodation over THREE FLOORS. Benefiting from a MASTER BEDROOM with EN-SUITE BATHROOM, STUDY, 15' KITCHEN/DINING ROOM, LIVING ROOM WITH WOOD BURNER and a SOUTHERLY REAR GARDEN WITH A SUPERB GARDEN ROOM. Located within easy reach of the RAILWAY STATION and shopping facilities. Internal viewing is highly recommended.



Double glazed front door to:

Entrance Hall

Vertical radiator, tiled floor, stairs rising to first floor.

Lounge

15 x 12 (4.57m x 3.66m)
Feature fireplace with inset log burner, radiator, tiled floor, door to under stairs storage cupboard, doorway to:

Kitchen/Dining Room

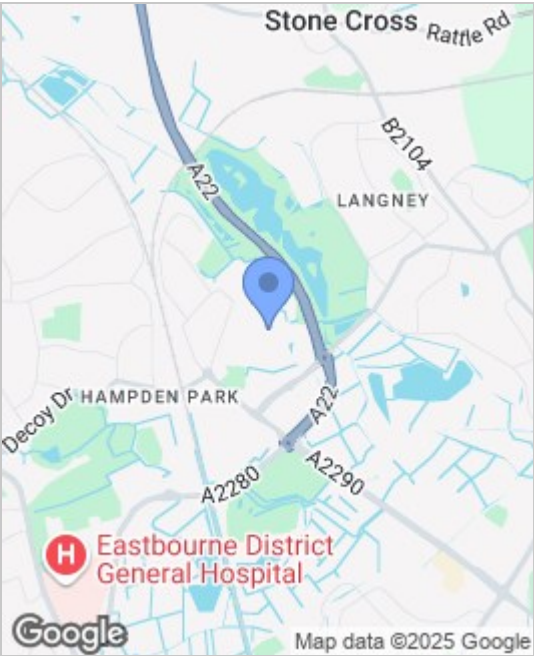
15 x 8'2 (4.57m x 2.49m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in double oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine and space for fridge. Radiator. Space for dining table and chairs, double glazed window and patio doors overlooking and leading to rear garden.

wash basin with cupboard below, heated towel rail, extractor fan, double glazed velux window.

Front Garden - With pebbles and raised shrub bed.

Southerly Aspect Rear Garden - With patio area and artificial lawn. Outside tap and gate to rear.

Impressive garden room, with TV point, power and light.



First Floor

Bedroom Two

12 x 8'10 (3.66m x 2.69m)
Built in wardrobe, radiator, double glazed window to rear.

Bedroom Three

9'4 x 8'10 (2.84m x 2.69m)
Built in wardrobe, radiator, double glazed window to front.

Study

6' x 5'8 (1.83m x 1.73m)
Radiator, double glazed window to front, two wall light points, fitted shelving.

Shower Room

In a modern white suite comprising shower cubicle low level wc, circular vanity wash basin with cupboard below, heated towel rail, extractor fan double glazed window to rear.

Second Floor

Bedroom One

11'7 x 10'6 (3.53m x 3.20m)
Floor to ceiling double glazed window with fitted blinds to rear, radiator, built in double wardrobes. Door to:

En-Suite Bathroom

In a white suite comprising panelled bath with shower above, low level wc, vanity



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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 | | | Environmental Impact (CO ₂) Rating | | |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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