



BROOK GAMBLE



21 Fairlight Road, Eastbourne, BN22 7PD

£269,950

Brook Gamble are pleased to be offering a three bedroom end of terrace property in the much sought after Redoubt area of Eastbourne, located WITHIN EASY REACH OF THE SEAFRONT AND SEASIDE SHOPS. With TWO RECEPTION ROOMS, spacious kitchen, and a GARDEN WITH A WESTERLY ASPECT the property is being offered CHAIN FREE and does require modernisation. Sole Agents.

Double glazed front door to:

Entrance Porch

Door to:

Entrance Hallway

Under stairs storage cupboard housing consumer unit and electricity meter. Radiator. Stairs rising to first floor landing. Stairs leading down to dining room.

Lounge 12'3" x 11'4" (3.73m x 3.45m)



Picture rail. Radiator. Two double glazed windows to front aspect.

Dining Room 11'4" x 9'7" (3.45m x 2.92m)



Radiator. Double glazed door to courtyard garden.

Kitchen 12'4" x 9'9" (3.76m x 2.97m)



Fitted with a range of wall and base units incorporating single bowl sink unit with mixer tap. Complementary work surface. Inset gas hob with extractor hood above. Double oven fitted into tower unit. Built-in wine rack. Space and plumbing for washing machine. Space for upright fridge freezer. Space for further appliance. Wall mounted Glow-worm gas central heating boiler. Radiator. Double glazed window to side aspect. Double glazed window to rear aspect. Double glazed door to rear courtyard garden.

Stairs, from entrance hallway, to:

First Floor Landing

Storage cupboard. Hatch to loft.

Bedroom 1 15'1" x 11'4" (4.60m x 3.45m)



Radiator. Two double glazed windows to front aspect.

Bedroom 2 11'4" x 9'7" (3.45m x 2.92m)



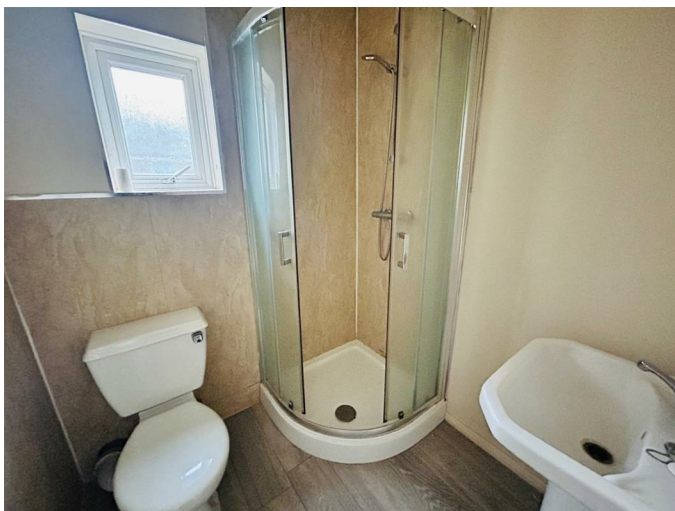
Radiator. Double glazed window to rear.

Bedroom 3 9'8" x 9'2" including door recess (2.95m x 2.79m including door recess)



Radiator. Double glazed window to rear.

Shower Room



Walk-in shower cubicle with wall mounted shower, with shower attachment and riser rail. Low level WC. Wash hand basin. Heated towel ladder. Extractor fan unit. Double glazed window to side.

Outside



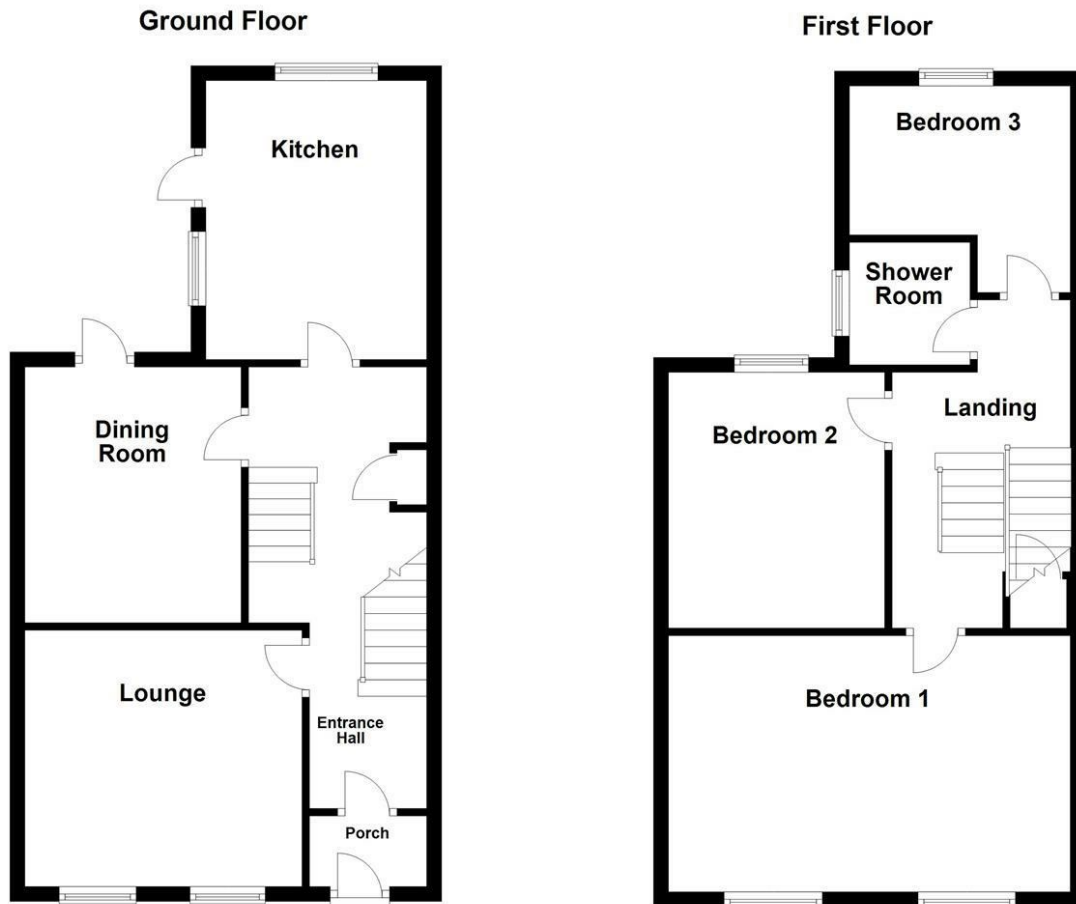
The low maintenance front garden is laid with pebbles, enclosed by low walls with paved pathway to front door.

The westerly facing rear garden includes a paved patio area and an area of lawn. The garden is enclosed by walls.

Other Information

Council Tax Band C

Floor Plan

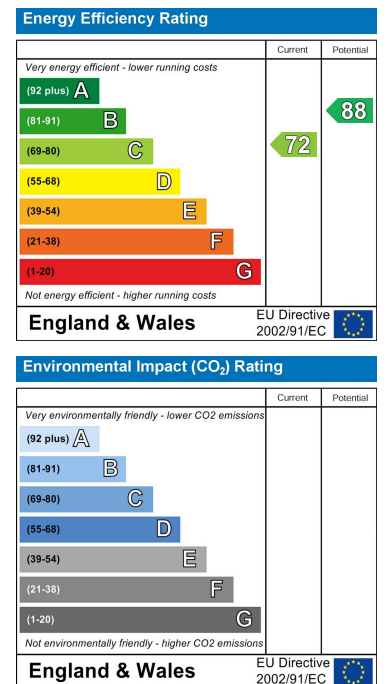


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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