



Filder Close, Eastbourne, BN22 8SY

welcome to

Filder Close, Eastbourne

Fox & Sons are delighted to present to market this beautifully appointed, two bedroom semi-detached house located within the favoured Bridgemere area of Eastbourne. The extended accommodation offers modern and flexible living with two double bedrooms, open plan lounge/dining room and modern kitchen.



Entrance Hall

Radiator.

Lounge / Dining Room

14' 8" x 12' 5" (4.47m x 3.78m)

Double glazed window and door to the rear aspect. Serving hatch to kitchen. Radiator. Spotlighting.

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with extractor fan above. Space and plumbing for washing machine and dish washer. Breakfast bar. Tiled splash back. Space for fridge / freezer. Serving hatch to living room. Double glazed window to the front aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

14' 8" x 9' 2" (4.47m x 2.79m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom 2

8' 9" x 8' 2" (2.67m x 2.49m)

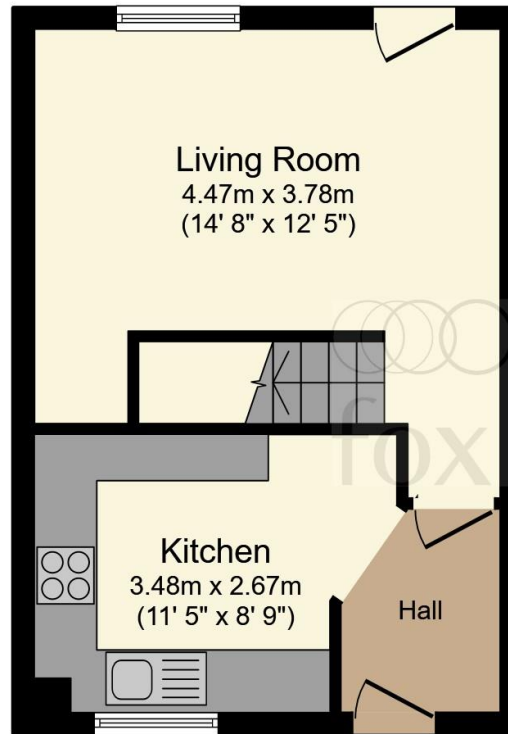
Double glazed window to the front aspect. Radiator.

Shower Room

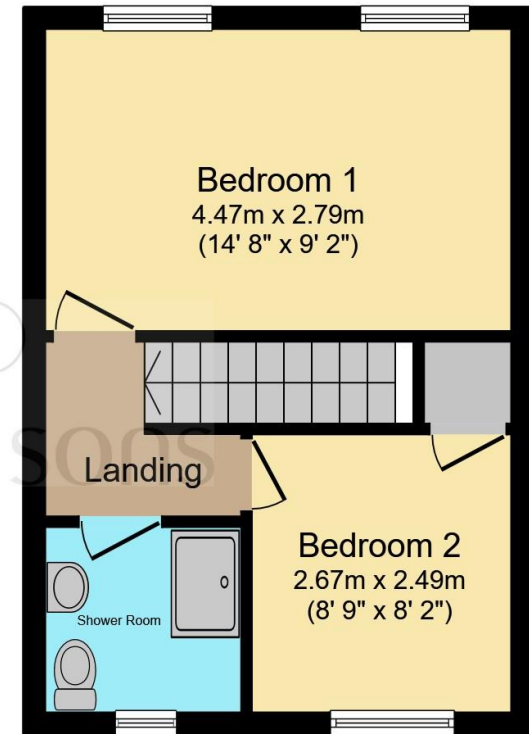
Comprising a walk in shower cubicle with mixer taps and over head rainfall shower attachment. Low level M.C. Wash hand basin with vanity unit below. Heated towel rail. Double glazed window to the front aspect. Partly tiled walls throughout. Tiled flooring throughout.

Rear Garden

Rear garden with an area mostly laid to lawn. Decked seating area. Shed. Side gate access. Flower beds.



Ground Floor



First Floor

Total floor area 58.6 m² (630 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.focalagent.com



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welcome to

Filder Close, Eastbourne

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN BATHROOM AND KITCHEN
- SOUGHT AFTER BRIDGEMERE LOCATION

Tenure: Freehold EPC Rating: D

guide price

£270,000 - £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118613 - 0004

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