



Frenchgate Road, Eastbourne BN22 9EU

welcome to

Frenchgate Road, Eastbourne

£270,000 £280,000 - An extremely well proportioned three bedroom terraced house situated within close proximity of the train station, High Street and local schools in a popular Hampden Park location. Benefiting from 25' lounge/dining room, conservatory, easily maintained garden and garage.



Entrance Hall

Double glazed door to the front aspect. Radiator.

Lounge / Dining Room

25' 4" max x 13' 3" max (7.72m max x 4.04m max)
Double glazed window to the front aspect. Double glazed patio doors to the rear aspect. Radiator.

Kitchen

8' 10" x 6' 11" (2.69m x 2.11m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob. Space and plumbing for washing machine or dish washer. Under stairs cupboard. Double glazed window to the rear aspect.

Upvc Conservatory

8' 5" x 7' 11" (2.57m x 2.41m)
Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect.

First Floor Landing

Loft access. Airing cupboard.

Bedroom 1

13' x 9' 5" (3.96m x 2.87m)
Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom 2

10' 3" x 9' 6" (3.12m x 2.90m)
Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 3

6' 9" x 8' (2.06m x 2.44m)
Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Rear Garden

Patio rear garden with path to the rear gate. Flower beds. Area of stone. Outside tap. Garden shed.

Garage

Garage en - bloc. Up and over door.



Total floor area 82.5 m² (888 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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Frenchgate Road, Eastbourne

- *GUIDE PRICE*
- £270,000 - £280,000
- 25' lounge/dining room
- Conservatory
- Front and rear gardens

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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