



**Southfields Road, Eastbourne, BN21 1BU**

**welcome to**

**Southfields Road, Eastbourne**

A chain free town house split across three floors located within the heart of Eastbourne town centre, a stones throw from Eastbourne train station. Comprising of; living room opening to dining room, kitchen, three bedrooms, bathroom, generous rear garden, garage and off-road parking. Enquire today!



### Entrance Hall

Storage cupboard.

### First Floor Landing

Stairs leading from entrance hall to first floor landing.

### Lounge

14' 8" x 10' 10" ( 4.47m x 3.30m )

Double glazed bay window to the front aspect. Feature fire place. Wall lighting. Radiator.

### Dining Room

13' 10" x 10' 2" ( 4.22m x 3.10m )

Double glazed window to the rear aspect. Sliding patio doors leading to rear garden. Radiator.

### Kitchen

11' 1" x 6' 6" ( 3.38m x 1.98m )

A range of wall and base units with work top over incorporating a sink and drainer unit. Space for under counter fridge. Eye level oven with five ring gas hob and cooker hood above. Integral microwave. Space and plumbing for dish washer. Double glazed door and window to the rear aspect leading to the rear garden. Cupboard containing boiler.

### Cloakroom

Comprising a low level W.C. Wash hand basin. Double glazed window to the front aspect.

### Second Floor Landing

Stairs leading from first floor to second floor landing. Storage cupboard. Loft access.

### Bedroom 1

14' 2" x 10' 2" ( 4.32m x 3.10m )

Built in wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom 2

12' 8" x 10' 2" ( 3.86m x 3.10m )

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

### Bedroom 3

6' 11" x 6' 11" ( 2.11m x 2.11m )

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

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Bidet. Radiator. Double glazed window to the front aspect.

### Rear Garden

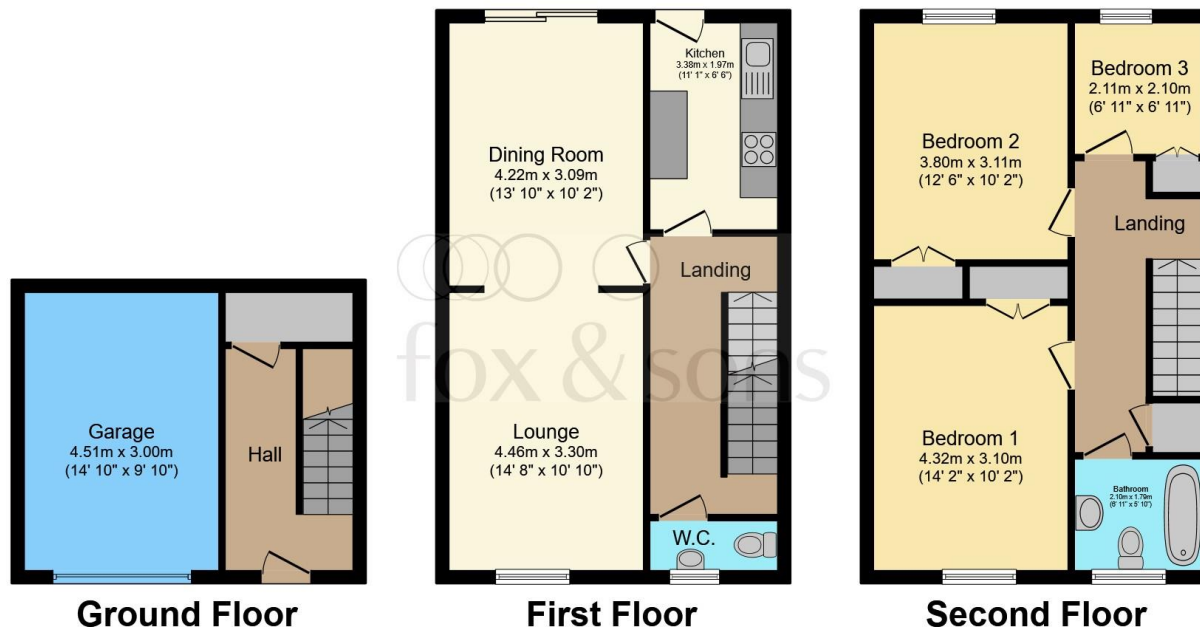
Steps leading down to patio area. Mostly laid to lawn 100 ft rear garden with shrub and mature tree surround.

### Off Street Parking

Off street parking for multiple vehicles.

### Garage

Power and lighting.



Total floor area 116.0 m<sup>2</sup> (1,249 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](http://www.focalagent.com)



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welcome to

## Southfields Road, Eastbourne

- TOWN HOUSE
- THREE BEDROOMS
- TOWN CENTRE LOCATION
- GARAGE
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: C

**£460,000**



Please note the marker reflects the postcode not the actual property

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