



Firle Road, Eastbourne BN22 8EE

welcome to

Firle Road, Eastbourne

Fox & Sons are delighted to present to market this CHAIN FREE two bedroom bay fronted terraced house located within the popular Seaside area of Eastbourne.



Entrance

Double glazed entrance door leading to;

Open Plan Living

20' 9" Max x 18' 5" Max (6.32m Max x 5.61m Max)

Lounge/ Dining Area

Wood effect flooring. Double glazed bay window to the front. Fireplaces. Double glazed doors leading to rear garden.

Kitchen Area

Wall and base units with worktop space incorporating a one and a half bowl stainless steel sink and drainer unit, 4 ring gas hob with oven below, space for washing machine and fridge/freezer, window to the rear aspect.

Downstairs Cloakroom

Comprising low level W.C, wash hand basin, heated towel rail, tiled.

First Floor Landing

Bedroom 1

15' 7" Max x 11' 11" Max (4.75m Max x 3.63m Max)
Double glazed window to the front. Wardrobe.
Radiator.

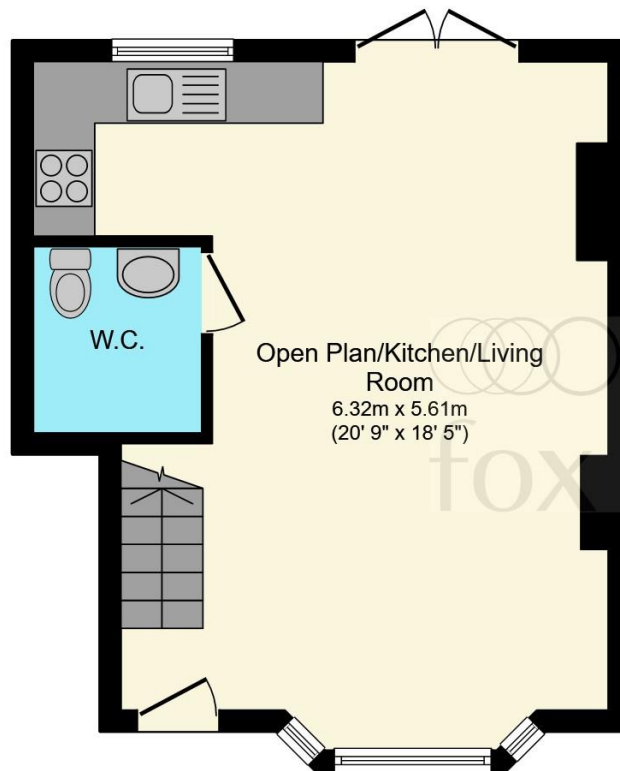
Bedroom 2

11' 6" Max x 9' 9" Max (3.51m Max x 2.97m Max)
Double glazed window to the rear. Fireplace.
Radiator.

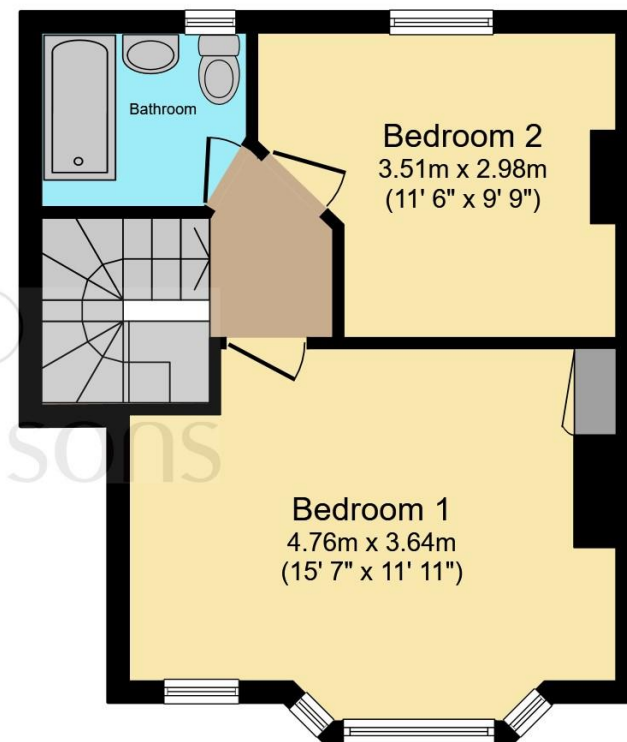
Bathroom

Partly tiled suite comprising bath with mixer taps and over head shower attachment, low level w.c, wash hand basin, window to the rear.

Rear Garden



Ground Floor



First Floor

Total floor area 68.0 m² (732 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

Firle Road, Eastbourne

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- DOWNSTAIRS CLOAKROOM
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119182 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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