



Western Road, Eastbourne BN22 8HP


fox & sons

welcome to

Western Road, Eastbourne

A three bedroom terraced house located in the Seaside area of Eastbourne. The accommodation comprises of a living room with a feature fireplace, dining room, kitchen, three bedrooms and a downstairs cloakroom with a separate bathroom. Outside has sun-trap, landscaped rear garden.



Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall

Door to the front aspect. Double glazed window to the front aspect. Radiator.

Lounge

15' 1" into bay x 10' 10" into recess (4.60m into bay x 3.30m into recess)

Double glazed bay window to the front aspect. Radiator.

Dining Room

14' 2" into recess x 11' 10" (4.32m into recess x 3.61m)

Double glazed window to the rear aspect. Under stairs cupboard. Radiator.

Kitchen

12' 7" x 8' (3.84m x 2.44m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge / freezer. Space and plumbing for washing machine. Radiator. Double glazed window and door to the side aspect.

Cloakroom

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

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access.

Bedroom 1

14' 2" into recess x 11' 9" (4.32m into recess x 3.58m)

Double glazed window to the front aspect. Radiator.

Bedroom 2

11' 10" x 8' 7" into recess (3.61m x 2.62m into recess)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

8' 1" x 6' 4" (2.46m x 1.93m)

Double glazed window to the rear aspect. Radiator.

Shower Room

Comprising a walk in shower cubicle with rainfall over head shower attachment. Heated towel rail. Low level W.C. Wash hand basin. Double glazed window to the side aspect.

Rear Garden

Court yard rear garden.



Total floor area 85.0 m² (915 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

Western Road, Eastbourne

- THREE BEDROOM MID TERRACE HOUSE
- ***GUIDE PRICE £270,000 - £280,000***
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- BRIGHT AND SPACIOUS THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£270,000 - £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120313 - 0003

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