

Valuers, Land & Estate Agents

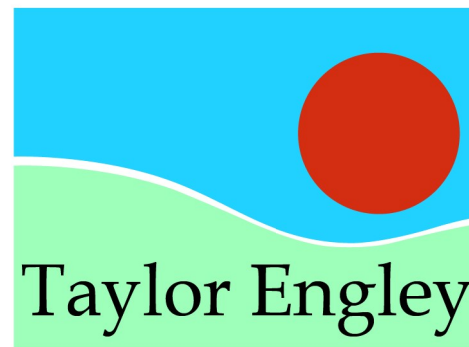
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81 Firlie Road, Eastbourne, East Sussex, BN22 8EQ

Asking Price £320,000 Freehold

An excellent opportunity arises to acquire this **SPACIOUS THREE BEDROOMED BAY FRONTED HOME**, occupying a convenient central location being approximately three quarters of a mile distance from Eastbourne's town centre. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room open plan to dining room, spacious kitchen/breakfast room, three first floor bedrooms, bathroom and a rear garden enjoying a southerly aspect.



The property occupies a convenient central location being approximately three quarters of a mile distance from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station.

*** BAY FRONTED THREE BEDROOMED CHARACTER HOME * LIVING ROOM OPEN PLAN TO DINING ROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * BATHROOM * REAR GARDEN ENJOYING SOUTHERLY ASPECT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CONVENIENT LEVEL CENTRAL LOCATION ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Door to:

Hall

Radiator, understairs storage cupboard housing consumer unit and electric meters, understairs recess for storage and cloaks.

Sitting Room/Dining Room

Sitting Room Area

13'9 max into bay x 12'7 (4.19m max into bay x 3.84m)
(12'7 including depth of chimney breast)

Cast iron fireplace surround with tiled insert and hearth, fitted multi-fuel burner, three wall lights, radiator, outlook to front. Wide opening to:

Dining Room

12'4 x 10'2 max (3.76m x 3.10m max)
(10'2 including depth of chimney breast)

Cast iron fireplace surround (fireplace not open), radiator, door providing access to rear garden.

Kitchen/Breakfast Room

16'10 max x 10'3 max (5.13m max x 3.12m max)
(Maximum measurements including depth of fitted units)
Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, wine rack, space for dishwasher, space for fridge/freezer, DeLonghi Range cooker, wall mounted cupboard housing Worcester gas fired boiler, double aspect room having two windows to side and double doors to rear opening onto rear garden.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

16'1 max x 13'9 max into bay (4.90m max x 4.19m max into bay)

(16'1 max into chimney breast)

Cast iron fireplace surround (not open), radiator, range of fitted wardrobes, outlook to front.

Bedroom 2

12'4 x 10'3 max (3.76m x 3.12m max)

(10'3 max into chimney breast)

Cast iron fireplace surround (not open), radiator, outlook to rear.

Bedroom 3

9'9 + door recess x 9'7 max (2.97m + door recess x 2.92m max)

Two built-in cupboards, radiator, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, window to side.

Outside

Rear Garden

Enjoying a southerly aspect having patio area to immediate rear, lawned area, well stocked borders, mature trees, outside tap, gate to rear pedestrian access.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,879.46 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

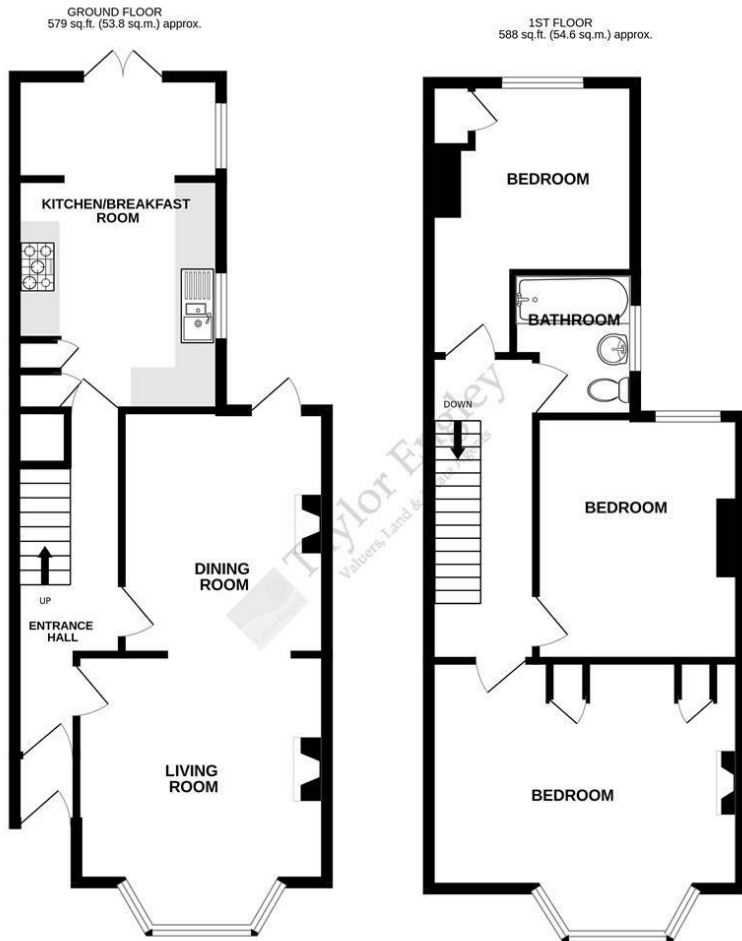
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

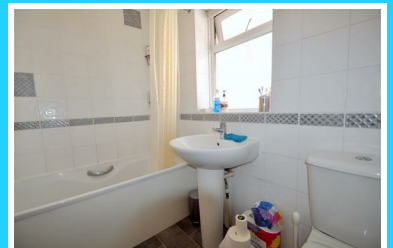
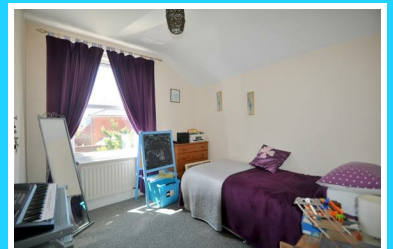
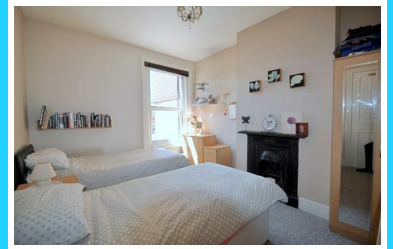
All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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