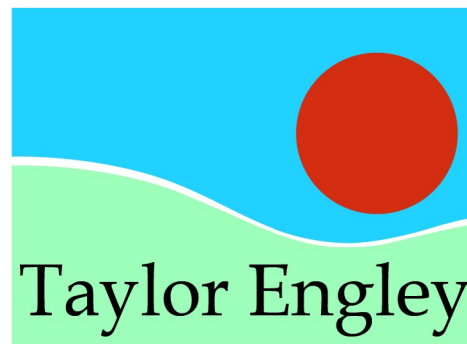


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107 Firle Road, Seaside, Eastbourne, East Sussex, BN22 8ER
Guide Price £289,950 Freehold

An excellent opportunity has arisen to acquire this **DECEPTIVELY SPACIOUS THREE BEDROOMED TERRACED HOUSE**, located on the borders of Eastbourne's town centre and Seaside. Although requiring modernisation, this property offers three double bedrooms, fitted kitchen, two reception rooms, courtyard garden and a brick built workshop.



The property is conveniently situated being within walking distance of local amenities, shops, schools, local park/recreational ground and bus routes. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately one mile distant.

*** THREE DOUBLE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN ROOM * BATHROOM * BAY FRONTED TERRACED HOUSE * COURTYARD REAR GARDEN * REQUIRING MODERNISATION * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * BRICK BUILT WORKSHOP * CLOSE TO LOCAL AMENITIES * OWNED SOLAR PANELS ***



The accommodation

Comprises:

Porch

Front door opening to:

Hall

Cupboard housing meters, panelled walls, radiator, further storage cupboard steps down to kitchen.

Living Room

14'6 x 12'1 (4.42m x 3.68m)

Built-in storage unit with shelves and cupboards, wood burner, radiator, bay window.

Dining Room

11'10 into bay x 11'7 (3.61m into bay x 3.53m)

(11'7 including depth of chimney breast)

Mobility lift, radiator, gas fire.

Kitchen

13' x 10'11 (3.96m x 3.33m)

Range of base and wall units, stainless steel sink with tiled splashback, electric oven and four ring gas hob, breakfast bar/seating area, space for fridge freezer, space for washing machine, Baxi boiler, pantry, double glazed window to rear, door opening to courtyard garden.

Stairs rising to:

First Floor Landing

Storage cupboards, radiator, access to small loft.

Bedroom 1

13'11 into bay x 11'1 (4.24m into bay x 3.38m)

(11' including depth of chimney breast)

Feature fireplace, window to front, radiator.

Bedroom 2

11'10 x 11'7 (3.61m x 3.53m)

Built-in corner wardrobe, mobility lift, radiator, window to rear.

Bedroom 3

9'10 x 9'9 (3.00m x 2.97m)

(9'9 excluding depth of fitted wardrobe)

Built-in cupboard units, vanity unit including basin and shelving, double wardrobes with cupboards over, double glazed window.

Bathroom

Bath with shower over, low level wc, wash basin, half tiled walls, extractor fan, radiator.

Separate Wc

Low level wc, wash basin with mixer tap, partially tiled, window.

Outside

Courtyard Garden

Courtyard garden with lawned area to middle with raised bed over. Flower beds around edges of garden and path to access workshop to rear of the garden.

Workshop

Brick Built workshop located at rear of garden, housing shelving and workbenches, power and lighting.

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

Solar Panels

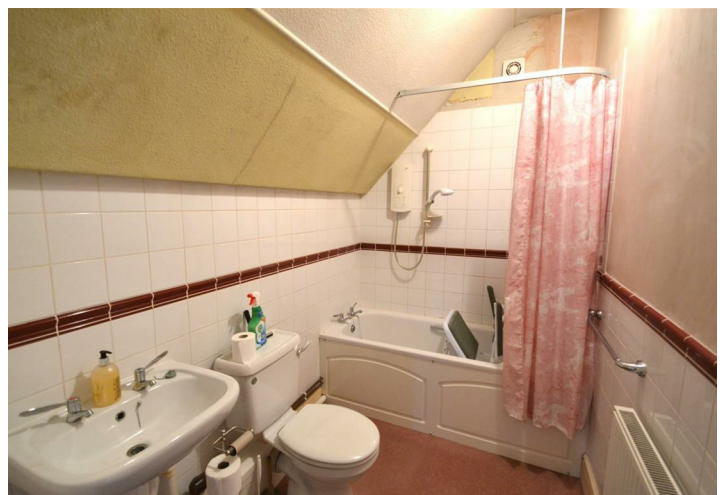
Owned solar panels

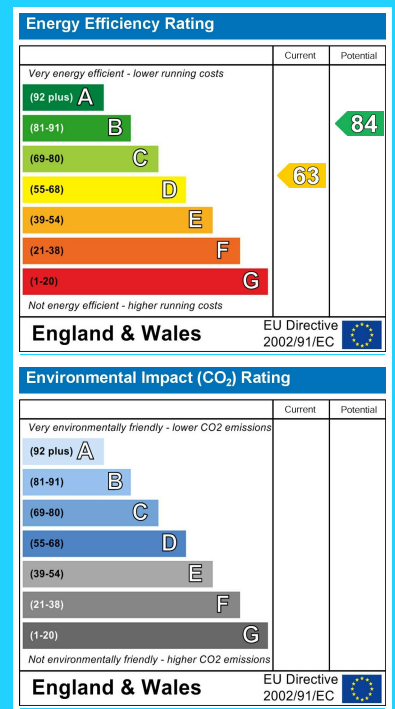
FOR CLARIFICATION:

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.





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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