



# TOWN PROPERTY



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Freehold

 3 Bedroom  1 Reception  1 Bathroom

## £249,950



## 38 Faversham Road, Eastbourne, BN23 7JX

Conveniently located just yards from Langney shopping centre and a short walk from West Rise School, this terraced house has three spacious bedrooms and has a driveway located to the rear. There is a generous sitting room that opens onto the Southerly facing rear garden and a useful cloakroom is included too. In addition, there is a kitchen/breakfast room and, a family bathroom/wc and double glazing extends throughout. There is also a gas warm air heating system. Good local bus services provide regular transport to Eastbourne town centre and the exciting marina development.

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## Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Bathroom/WC
- Southerly Facing Patio Garden
- Driveway to Rear
- Brick Built Store Shed

### Entrance

Double glazed door to-

### Double Glazed Porch

Double glazed door to-

### Entrance Hallway

Warm air vent. Boiler cupboard. Wood block flooring. Frosted double glazed window.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Wood block flooring. Frosted double glazed window.

### Kitchen/Breakfast Room

13'7 x 8'10 (4.14m x 2.69m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Broom cupboard. Wood block flooring. Warm air vent. Double glazed window to front aspect.

### Sitting Room

17'11 x 11'1 (5.46m x 3.38m)

Warm air vent. Wood block flooring. Sliding double glazed patio doors to rear aspect. Frosted double glazed door to rear.

### Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

### Bedroom 1

12'6 x 11'0 (3.81m x 3.35m)

Carpet. Airing cupboard. Double glazed window to front aspect.

### Bedroom 2

11'10 x 8'10 (3.61m x 2.69m)

Carpet. Double glazed window to rear aspect.

### Bedroom 3

8'8 x 8'2 (2.64m x 2.49m)

Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled and part panelled walls. Frosted double glazed window.

### Outside

There is a pleasant Southerly facing patio garden area with a large brick store shed included. Gated access to rear parking.

### Parking

A driveway to the rear provides invaluable off street parking.

EPC = E

Council Tax Band = B