# TOWN PROPERTY

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

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.