



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1/2 Reception 2 Bathroom

£359,950



## 9 Fairlight Road, Eastbourne, BN22 7NY

This deceptively spacious terraced house in the Redoubt area of Eastbourne has been extended and boasts three double bedrooms including a sizeable loft conversion with en suite facilities. Presented to a high standard throughout, the property is notable for its generous sitting/dining room, fitted modern kitchen and a family bathroom/wc. In addition, there is a double glazed conservatory/garden and a useful cloakroom whilst a secluded patio garden is arranged to the rear. Shops and bus services on Seaside are close by and the charming Princes Park and picturesque seafront are within walking distance. The town centre with its mainline railway station and Beacon shopping centre is approximately half a mile distant.

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## Main Features

- Spacious & Extended Terraced House with Loft Conversion
- 3 Double Bedrooms
- Open Plan Sitting/Dining Room
- Cloakroom
- Kitchen
- Double Glazed Conservatory/Garden Room
- Bath & Shower Room/WC
- En-Suite Shower Room/WC
- Patio Garden

### Entrance

Frosted double glazed composite door to-

### Open Plan Sitting/Dining Room

22'2 x 13'4 (6.76m x 4.06m )

Radiator. Fireplace with decorative surround, mantel above and inset electric fire. Double glazed window to front aspect.

### Inner Hallway

Radiator. Tiled flooring. Door to-

### Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Radiator.

### Kitchen

11'10 x 8'9 (3.61m x 2.67m )

Range of units comprising of 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. Integrated dishwasher and washing machine. Range of wall mounted units. Concealed extractor. Space for American style fridge freezer. Tiled flooring. Double glazed window to side aspect. Double glazed double doors to-

### Double Glazed Conservatory/Garden Room

13'1 x 9'2 (3.99m x 2.79m )

Tiled flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

### Stairs from Ground to First Floor Landing:

Radiator. Boiler cupboard with wall mounted gas boiler.

### Bedroom 2

13'8 x 10'11 (4.17m x 3.33m )

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

### Bedroom 3

10'11 x 7'10 (3.33m x 2.39m )

Radiator. Carpet. Double glazed window to rear aspect.

### Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Carpet. Part tiled walls. Frosted double glazed window.

### Staircase from First to Second Floor Landing:

Wardrobes and door to-

### Master Bedroom

15'1 x 12'3 (4.60m x 3.73m )

Radiator. Eaves storage and built in shelving units. Double glazed windows to front and rear aspect.

### En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Carpet. Part tiled walls. Frosted double glazed window.

### Outside

There is a secluded patio garden to the rear with gated access.

Council Tax Band = C

EPC = D