

1/2 Reception 📥 2 Bathroom

3 Bedroom



Freehold

£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	Entrance Frosted double glazed composite door to-
 Spacious & Extended Terraced House with Loft Conversion 	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.
3 Double Bedrooms	Inner Hallway Radiator. Tiled flooring. Door to-
 Open Plan Sitting/Dining Room 	Cloakroom Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Radiator.
Cloakroom	Kitchen11'10 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.
• Kitchen	
Double Glazed	
Conservatory/Garden Room	
 Bath & Shower Room/WC 	
 En-Suite Shower Room/WC Patio Garden 	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

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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 (sech 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.