



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £265,000 - £275,000



3 Bedroom



2 Reception



1 Bathroom



## 107 Firle Road, Eastbourne, BN22 8ER

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Located on the borders of Seaside and the Town Centre, this deceptively spacious terraced house is bay fronted and arranged with three double bedrooms and two ground floor receptions, the sitting room of which has a dual fuel burner. In addition, there is a fitted kitchen/breakfast room and first floor bathroom/wc and a lift system for mobility use is. To the rear is a walled garden with gated pedestrian access and a useful brick built workshop/shed. Modernisation and refurbishment is required albeit double glazing and gas fired central heating and radiators extend throughout and the property benefits from solar panels which are owned. Eastbourne's picturesque seafront, mainline railway station and The Beacon shopping centre are also within close walking distance. The property provides great home or investment potential.



[www.town-property.com](http://www.town-property.com)



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## Main Features

- Bay Fronted Terraced House
- 3 Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Separate WC
- Secluded Rear Garden & Brick Built Workshop

### Entrance

Double glazed door to-

### Entrance Vestibule

Inner door to inner porch. Frosted door to-

### Entrance Hallway

Radiator. Store and meter cupboard.

### Sitting Room

12'9 x 12'3 (3.89m x 3.73m)

Tiled fireplace with mantel above and inset 'Dual Fuel' burner.

### Dining Room

10'9 x 10'7 (3.28m x 3.23m)

Tiled fireplace with mantel above. Mobility lift to first floor. Double glazed window to rear aspect.

### Kitchen/Breakfast Room

12'2 x 10'3 (3.71m x 3.12m)

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 electric hob and electric oven under. Space for fridge freezer and space and plumbing for washing machine. Breakfast bar. Wall mounted units and wall mounted gas boiler. Larder pantry with window. Plumbing for WC and shower. Double glazed window to rear aspect and double glazed door to side.

### Stairs from Ground to First Floor Landing:

Radiator. Access to loft (not inspected).

### Bedroom 1

12'7 x 10'2 (3.84m x 3.10m)

Radiator. Carpet. Double glazed window to front aspect.

### Bedroom 2

10'10 x 9'8 (3.30m x 2.95m)

Built in wardrobe. Carpet. Mobility lift. Double glazed window to rear aspect.

### Bedroom 3

8'11 x 8'0 (2.72m x 2.44m)

Radiator. Built in wardrobe. Airing cupboard. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with wall mounted shower. Pedestal wash hand basin. Low level WC.

Radiator. Part tiled walls. Saniflow system.

### Separate WC

Low level WC. Part tiled walls. Frosted double glazed window.

### Outside

There is a walled rear garden with rear access and a brick built workshop/shed.

**Council Tax Band = B**

**EPC = C**