

2 Reception

3 Bedroom



Freehold

## Guide Price £265,000 - £275,000



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.

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Main Features	Entrance Double glazed door to-
Bay Fronted Terraced House	Entrance Vestibule
3 Double Bedrooms	Inner door to inner porch. Frosted door to- Entrance Hallway
Sitting Room	Radiator. Store and meter cupboard.
Dining Room	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.
<ul> <li>Kitchen/Breakfast Room</li> </ul>	
Bathroom/WC	
<ul> <li>Separate WC</li> </ul>	
<ul> <li>Secluded Rear Garden &amp; Brick Built Workshop</li> </ul>	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

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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 (sec) 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.