



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£254,000



46 Fairlight Road, Eastbourne, BN22 7PD

GUIDE PRICE £254,000

Charming two bedroom period terraced house in the Redoubt area of Eastbourne, situated a few roads back from Eastbourne seafront and Princes park. Being sold with no onward chain, comprising of a walled front garden with storm porch, entrance hallway, two reception rooms, fitted kitchen, lean to, South Easterly courtyard rear garden, two bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and heaps of potential. Early inspection comes highly recommended to avoid disappointment.

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Eastbourne, BN22 7PD

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Main Features

- Period Terraced House
- Two Bedrooms
- Lounge
- Dining Room
- Lean To
- Kitchen
- Bathroom/WC
- Courtyard Garden
- Close to Seafront
- CHAIN FREE

Entrance
Double glazed door to-

Entrance Hallway
Inner door to-

Hallway
Radiator. Carpet. Stairs to first floor.

Lounge
11'11 x 9'10 (3.63m x 3.00m)
Carpet. Radiator. Double glazed window to front aspect.

Dining Room
11'11 x 9'3 (3.63m x 2.82m)
Radiator. Understairs cupboard. Carpet. Double glazed door to-

Lean To
11'5 x 6'6 (3.48m x 1.98m)
Timber construction. Door to garden.

Kitchen
10'11 x 8'1 (3.33m x 2.46m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink and electric hob with electric oven under. Space and plumbing for washing machine. Extractor hood. Radiator. Wall mounted gas boiler. Part tiled walls. Double glazed windows to rear and side aspect. Door to side aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
15'5 x 10'0 (4.70m x 3.05m)
Radiator. Carpet. Two double glazed windows to front aspect.

Bedroom 2
9'3 x 6'10 (2.82m x 2.08m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Frosted double glazed window.

Outside
There is a South Easterly facing walled courtyard garden with a gate for side access.

EPC = C

COUNCIL TAX BAND = B