

2 Reception

1 Bathroom

2 Bedroom



Freehold

## £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.

## 46 Fairlight Road, Eastbourne, BN22 7PD

# £254,000

Main Features	Entrance Double glazed door to-
<ul> <li>Period Terraced House</li> </ul>	Entrance Hallway Inner door to-
Two Bedrooms	Hallway
• Lounge	Radiator. Carpet. Stairs to first floor.
• Dining Room	Lounge 11'11 x 9'10 (3.63m x 3.00m) Carpet. Radiator. Double glazed window to front aspect.
• Lean To	
• Kitchen	Dining Room 11'11 x 9'3 (3.63m x 2.82m) Radiator. Understairs cupboard. Carpet. Double glazed door to-
<ul> <li>Bathroom/WC</li> </ul>	Lean To
Courtyard Garden	11'5 x 6'6 (3.48m x 1.98m) Timber construction. Door to garden.
<ul> <li>Close to Seafront</li> </ul>	Kitchen
• CHAIN FREE	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

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.