



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£380,000



9 Furness Road, Eastbourne, BN21 4EX

This desirable two bedroom corner cottage in lower Meads offers a rare opportunity to purchase a character property with a westerly facing garden. With no onward chain the property boasts a 16ft living room with character features, two spacious double bedrooms, wet room, and a perfect location to get to nearby shops. Little Chelsea is well served with excellent coffee shops, independent boutiques and convenience stores in addition to revered pubs and restaurants. The mainline railway station and Beacon shopping centre are also within walking distance and the seafront and theatre district are also close by.



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Main Features

- Corner Cottage
- Two Bedrooms
- Lounge
- Kitchen
- Wet Room/WC
- Patio Garden with Summerhouse
- Gas Central Heating & Double Glazing Throughout
- Walking Distance to Town Centre and Transport Links

Entrance

Front door to-

Porch

Two stain glass windows to side aspects. Inner doors to-

Hallway

Radiator. Carpet.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Part tiled walls. Radiator.

Lounge

15'9 x 12'8 (4.80m x 3.86m)
Radiator. Carpet. Double glazed window to front aspect.

Kitchen

12'0 x 7'10 (3.66m x 2.39m)
Range of wall and base units, surrounding worktops with inset single drainer stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Space for cooker. Space for fridge freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window to front and side aspect.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard housing immersion heater.

Bedroom 1

12'6 x 12'1 (3.81m x 3.68m)
Carpet. Radiator. Two double glazed windows to front aspect.

Bedroom 2

12'8 x 7'9 (3.86m x 2.36m)
Radiator. Carpet. Double glazed window to front aspect.

Wet Room/WC

Wall mounted electric shower. Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The wrap around westerly facing garden which is laid to patio with flowerbeds and summerhouse.

EPC = D

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 (such 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.