



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



1 Bathroom

£250,000



71 Firle Road, Eastbourne, BN22 8EQ

An attractive 4 bedroom end of terraced house with bay windows to the front and side. Enviously situated in Seaside within yards of local shops and comfortable walking distance of the town centre and mainline railway station. Though in need of total refurbishment the house offers wonderful potential and has gardens to the side and rear as well as a garage. An internal inspection comes highly recommended.

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Main Features

- Spacious End Terraced House Enviably Located In The Seaside Area
- 4 Bedrooms
- Bay Windowed Lounge
- Bay Windowed Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Gardens To Side & Rear Laid To Patio & Lawn
- Garage

Entrance

Entrance porch with door to -

Hallway

Radiator. Dado rail. Corniced ceiling. Stairs to first floor with understairs cupboard.

Bay Windowed Lounge

13'0 x 11'9 (3.96m x 3.58m)

Feature fireplace with ornate surround. Picture rail. Corniced ceiling. Bay window to front aspect.

Bay Windowed Dining Room

12'5 x 12'0 (3.78m x 3.66m)

Feature fireplace. Corniced ceiling. Bay window to side aspect. Door to -

Kitchen/Breakfast Room & Utility Area

11'3 x 10'5 / 10'4 x 5'3 (3.43m x 3.18m / 3.15m x 1.60m)

Double drainer sink unit. Larder cupboard. Wall mounted gas boiler. Door to garden. Window to side aspect.

Stairs from Ground to First Floor Landing:

2 loft hatches (not inspected).

Bay Windowed Bedroom 1

13'7 x 13'4 (4.14m x 4.06m)

Built-in cupboard. Bay window to front aspect.

Double Aspect Bedroom 2

11'1 x 10'4 (3.38m x 3.15m)

Wash hand basin. Built-in cupboard. Windows to side and rear aspects.

Bedroom 3

10'11 x 10'4 (3.33m x 3.15m)

Wash hand basin. Built-in cupboard. Window rear aspect.

Bedroom 4

11'2 x 4'9 (3.40m x 1.45m)

Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted window.

Outside

The gardens are to the side and rear, laid to patio & lawn with mature trees & shrubs and access to the garage.

EPC = F

Council Tax Band = 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 (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.