



**Fairlight Road, Eastbourne BN22 7PD**



**welcome to**

**Fairlight Road, Eastbourne**

A bright & spacious two bedroom mid terrace house located in the highly sought after Redoubt area close to local shops, bus routes and seafront. Benefiting from a modern fitted kitchen, lounge, separate dining room, two double bedrooms and a good size rear garden. CHAIN FREE.



### Entrance Hall

Door to the front aspect.

### Lounge

15' 1" into recess x 10' ( 4.60m into recess x 3.05m )

Double glazed window to the front aspect. Radiator.

### Dining Room

15' 1" max x 9' 6" ( 4.60m max x 2.90m )

Double glazed window to the rear aspect. Under stairs cupboard. Radiator.

### Kitchen

11' x 6' 9" ( 3.35m x 2.06m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Boiler. Space for fridge / freezer. Space and plumbing for washing machine. Double glazed window to the side aspect. Door to the rear aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access.

### Bedroom 1

14' 11" into recess x 10' ( 4.55m into recess x 3.05m )

Double glazed window to the front aspect. Radiator.

### Bedroom 2

9' 10" x 9' 5" ( 3.00m x 2.87m )

Double glazed window to the rear aspect. Radiator. Built in wardrobe.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

### Rear Garden

Patio and decking area with steps down to artificial grass. Rear gate. Outside power point.



Total floor area 76.2 m<sup>2</sup> (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Fairlight Road, Eastbourne

- TWO BEDROOM MID-TERRACE HOUSE
- \*\*\*Guide Price £250,000 - £260,000\*\*\*
- MODERN KITCHEN
- GOOD SIZE REAR GARDEN
- DINING ROOM & LIVING ROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£250,000 - £260,000**



Please note the marker reflects the  
postcode not the actual property

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