



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£440,000



7 Fiennes Close, Eastbourne, BN21 1RX

An exceptional opportunity to acquire this immaculately presented and deceptively spacious three bedroom mid terraced house, ideally situated in the heart of Eastbourne's highly regarded Old Town. Beautifully updated and maintained throughout, the property offers well balanced accommodation perfectly suited to modern family living. The ground floor features a generous lounge together with an impressive kitchen/dining room, fitted with contemporary high quality units, composite stone work surfaces and integrated appliances, creating a stylish and sociable space ideal for both everyday living and entertaining. A ground floor WC further complements the ground floor accommodation. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from an en suite facilities, alongside a spacious family bathroom. Externally, the property further benefits from two private parking spaces, providing valuable convenience in this sought after residential location. The position is particularly enviable, with bus services and the charming amenities of Eastbourne Old Town within easy walking distance. A selection of independent shops, cafe's, restaurants and everyday amenities are close by, as well as a number of highly regarded and sought after schools. Combining generous and versatile accommodation, immaculate presentation using high quality chalk, light absorbing paints from Zoffany and Farrow and Ball as well as wall decorations by Cole & Son, Andrew Martin and Kit Kemp designs alongside an impressive kitchen/dining room, a beautiful sunny garden area private parking and an enviable Old Town location, this superb home is expected to attract considerable interest. Early viewing is highly recommended.



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Eastbourne, BN21 1RX

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Main Features

- Exceptional 3 Bedroom Terraced House
- Immaculately Presented & Deceptively Spacious Throughout
- Generous Lounge With Excellent Natural Light
- Impressive Contemporary Kitchen/Dining Room With Composite stone Work Surfaces & Integrated Appliances
- Principal Bedroom With En-Suite Facilities
- Modern Family Bathroom/WC
- Ground Floor Cloakroom
- Walled & Fenced Rear Courtyard Garden
- 2 Private Parking Spaces
- Close To Bus Services, Independent Shops, Cafés, Restaurants & Highly Regarded Schools

Entrance Porch

A double glazed , ceramic tiled and insulated entrance porch with double glazed windows to front & side aspects offering useful storage and coat space. Solid wood painted front Door to -

Hallway

Radiator. Downlit with a generous storage area.

Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Ceramic tiled floor. Thermostatic Radiator. Extractor fan.

Lounge

14'1 x 10'2 (4.29m x 3.10m)
Thermostatic Radiator. Double glazed window to front SW aspect and a large 'Crittall' internal glazed window to share the natural light from both the front and back of the house offering light, space and style. 'Colonial style' painted shutters.

Dining Room

13'7 x 9'7 (4.14m x 2.92m)
Thermostatic Radiator. A large walk in understairs cupboard offers significant storage space. Dimmable downlighters. Decorated with Kit Kemp's 'mythical landscape mural' this impressive room leads through a Double glazed door onto a sunny 'top' terrace and courtyard garden beyond.

Fitted Kitchen

8'6 x 8'5 (2.59m x 2.57m)
Range of high quality linear aesthetic handleless wall and base units with a sleek , continuous metal profile creating a clean architectural line. A durable stone composite Work top with undermounted sink unit & pull out mixer tap. Built-in multi zone induction hob with extractor cooker hood above. Electric double oven with integrated microwave. Integrated fridge/freezer, dishwasher and washing machine. Space for airfryer and small appliances. Double glazed windows to rear and side aspects.

Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard. Loft access (not inspected).

Bedroom 1

12'3 x 9'11 (3.73m x 3.02m)
Thermostatic Radiator. Built-in double wardrobe. Double glazed window with painted shutters to the front SW aspect. Door to -

En-Suite Shower Room/WC

Underfloor heated ceramic tiled floor. Large walk in shower cubicle with thermostatic 'rain' shower and handset. Low level WC. Wash hand basin with mixer tap. Heated chrome thermostatic towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2

10'0 x 9'5 (3.05m x 2.87m)
Thermostatic Radiator. Built-in double wardrobe. Double glazed window to rear aspect with views across the town to the east

Bedroom 3

8'10 x 8'7 (2.69m x 2.62m)
Thermostatic Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising reinforced resin corner bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wall mounted vanity unit with mixer tap. Heated dual fuel thermostatic towel rail.

Outside

Rear Garden: charming, sunny, fenced rear courtyard garden with feature wall, mature olive trees and a variety of established plants and shrubs. A gate leads to the private parking area.

Front Garden: Small walled garden with gated area, shingle and mature plants.

Parking

2 private parking spaces.

EPC = C

Council Tax Band = D

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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.