



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. Enviably 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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Eastbourne, BN22 8EQ

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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.

Council Tax Band = C