



# TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

**Guide Price**  
**£350,000 - £375,000**



## 19 Fairlight Road, Eastbourne, BN22 7PD

\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

Situated just moments from Eastbourne's stunning seafront, with local amenities conveniently close by, this beautifully presented and thoughtfully extended period home occupies a desirable corner plot and offers three well proportioned bedrooms alongside the invaluable benefit of a garage. Finished to an exceptional standard throughout, the property seamlessly blends character features with contemporary styling. At the heart of the home is a superb open plan kitchen/dining room, elegantly designed and extensively fitted with integrated appliances, creating an ideal space for both everyday living and entertaining. Additional accommodation includes a stylish separate sitting room featuring a charming wood burning stove, a convenient ground floor cloakroom, and an elegant family bathroom/WC. Newly installed windows and plantation style shutters throughout further enhance the home's comfort, efficiency, and refined aesthetic. Externally, the patio gardens enjoy a sunny southerly aspect to the rear, with useful side access and direct access to the garage. Eastbourne town centre, Seafront and the mainline railway station are all within comfortable walking distance, making this an outstanding coastal home in a highly sought after location.

 [www.town-property.com](http://www.town-property.com)  [info@town-property.com](mailto:info@town-property.com)

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## Main Features

- Spacious End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Bay Windowed Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Courtyard Garden
- Garage
- Close to Local Shops, The Seafront & Transport Links

## Entrance

Radiator. Cupboard. Door to-

## Ground Floor Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Double glazed window.

## Lounge

14'5 x 12'10 (4.39m x 3.91m)

Radiator. Fireplace with inset log burner and mantel above. Double glazed bay window.

## Kitchen/Dining Room

22'7 x 13'0 (6.88m x 3.96m)

Fitted range of wall and base units, surrounding laminate worktop with inset sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Space for upright fridge freezer. Integrated dishwasher. Two radiators. Two double glazed windows to side aspect. Double glazed door to courtyard.

## Stairs from Ground to First Floor Landing

Radiator. Airing cupboard. Two double glazed windows.

## Bedroom 1

12'2 x 11'9 (3.71m x 3.58m)

Radiator. Two build in wardrobes. Two double glazed windows to front aspect.

## Bedroom 2

9'2 x 9'2 (2.79m x 2.79m)

Radiator. Double glazed window to side aspect.

## Bedroom 3

10'6 x 7'5 (3.20m x 2.26m)

Radiator. Double glazed window to side aspect.

## Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Double glazed window.

## Outside

There is a courtyard garden with a cupboard housing a washing machine and tumble dryer and access to the-

## Garage

**COUNCIL TAX BAND = C**

**EPC = E**

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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.