



2 Bedroom



2 Reception



1 Bathroom

Guide Price  
£290,000 - £300,000



## 2 Fairlight Road, Eastbourne, BN22 7NY

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This beautifully presented two bedroom end of terrace Victorian home has been extensively upgraded throughout, combining period character with modern living. Recent improvements include double glazed windows and front door, new radiators, a new combi boiler and replaced fascias and gutters, creating a low maintenance, ready to move into property. Internally, there are two reception rooms comprising a lounge with a retained feature fireplace and a separate dining room, leading through to a modern fitted kitchen. The newly fitted bathroom is stylishly finished and benefits from both a bath and a separate shower, while the main bedroom spans the full width of the house. Externally, the property offers courtyard style front and rear gardens, with the rear being enclosed, low maintenance and benefiting from side access, additional lean to storage and further garden storage. The fully boarded loft with Velux windows provides excellent storage and potential for conversion, subject to the usual consents. Located in the ever popular Redoubt, the home is within easy reach of the beach, town centre, transport links and local amenities, making it ideal for a range of buyers.

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## Main Features

- Victorian End of Terrace House
- 2 Bedrooms
- Lounge
- Dining Room
- Modern Fitted Kitchen
- Stunning Recently Renovated Bathroom/WC
- Courtyard Rear Garden
- Close to Seafront, Local Shops & Transport Links
- Period Features

### Entrance

Double glazed front door to-

### Hallway

Radiator.

### Lounge

11'10 x 11'8 (3.61m x 3.56m)

Radiator. Feature fireplace. Two double glazed sash windows to front aspect.

### Dining Room

15'2 x 10'8 (4.62m x 3.25m)

Radiator. Feature fireplace. Understairs storage.

### Kitchen

11'2 x 8'7 (3.40m x 2.62m)

Fitted range of wall and base units, surrounding worktop with inset butlers sink and mixer tap. Electric hob with extractor over. Eye level double oven. Integrated dishwasher and washing machine. Space for fridge freezer. Double glazed windows to rear and side aspects. Double glazed door to side.

### Stairs from Ground to First Floor Landing

Loft access (not inspected).

### Bedroom 1

14'10 x 11'8 (4.52m x 3.56m)

Radiator. Two double glazed sash windows to front aspect.

### Bedroom 2

10'8 x 9'5 (3.25m x 2.87m)

Radiator. Double glazed sash window to front aspect.

### Bathroom/WC

Freestanding bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC with concealed cistern. Radiator. Heated towel rail. Wash hand basin with mixer tap and vanity unit below. Shaver point. Integral speakers.

### Outside

The rear garden is laid to patio and artificial lawn. The garden has part walled and part fenced boundaries.

### COUNCIL TAX BAND = C

### EPC = D