Freehold

2 Farlaine Road, Eastbourne, BN21 1XJ

Guide Price £500,000 - £520,000

4 Bedroom 2 Reception 2 Bathroom

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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.

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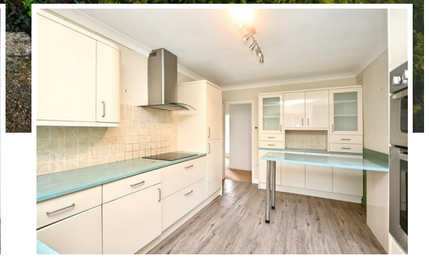

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GUIDE PRICE £500,000 TO £520,000
This four double bedroom detached home occupies an elevated position, enjoying far reaching views across the rooftops of the Old Town and stretching up towards the Downs. The ground floor offers a generous and well balanced living space, including a full length sitting room, separate dining room, kitchen/breakfast room and a conservatory overlooking the rear garden, along with a convenient ground floor WC. While the property would benefit from some updating, it has double glazing, gas central heating and presents a wonderful opportunity to create a truly impressive long term family home. Upstairs, a galleried landing leads to four well proportioned double bedrooms, including a principal bedroom with En-Suite facilities and its own private balcony to take in the outlook, complemented by a family bathroom. Externally, the property is approached via a long driveway providing parking for several vehicles and access to an integral garage with power. The very long, mature front garden offers excellent privacy from the road, while the rear garden is more modest in size. Offered to the market vacant and CHAIN FREE, this home is ideally positioned within the Old Town, a highly sought after and family oriented area known for its excellent school catchments, local amenities and convenient bus routes.

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Main Features

- CHAIN FREE Detached House
- Four Double Bedrooms
- Cloakroom
- Lounge & Dining Room
- Double Glazed Conservatory
- Kitchen/Breakfast Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Mature Rear Garden
- Driveway & Garage

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Understairs cupboard.

Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Lounge
24'6 x 11'10 (7.47m x 3.61m)
Two radiators. Double glazed windows to front and rear aspects.

Dining Room
10'11 x 9'10 (3.33m x 3.00m)
Radiator. Single glazed window. Single glazed door to-

Conservatory
9'9 x 7'3 (2.97m x 2.21m)
Brick and UPVC construction. Double glazed windows. Double glazed door to garden.

Kitchen/Breakfast Room
14'2 x 9'7 (4.32m x 2.92m)
Fitted range of wall and base units, surrounding worksurfaces with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor over. Eye level double oven. Breakfast bar. Integrated fridge freezer and washing machine. Space and plumbing for dishwasher. Underfloor heating. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 1
16'3 x 9'9 (4.95m x 2.97m)
Radiator. Fitted wardrobes. Double glazed windows to front and side aspect. Double glazed doors to balcony.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Radiator. Tiled walls. Frosted double glazed window.

Bedroom 2
11'10 x 11'9 (3.61m x 3.58m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
11'11 x 11'0 (3.63m x 3.35m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
11'11 x 9'9 (3.63m x 2.97m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

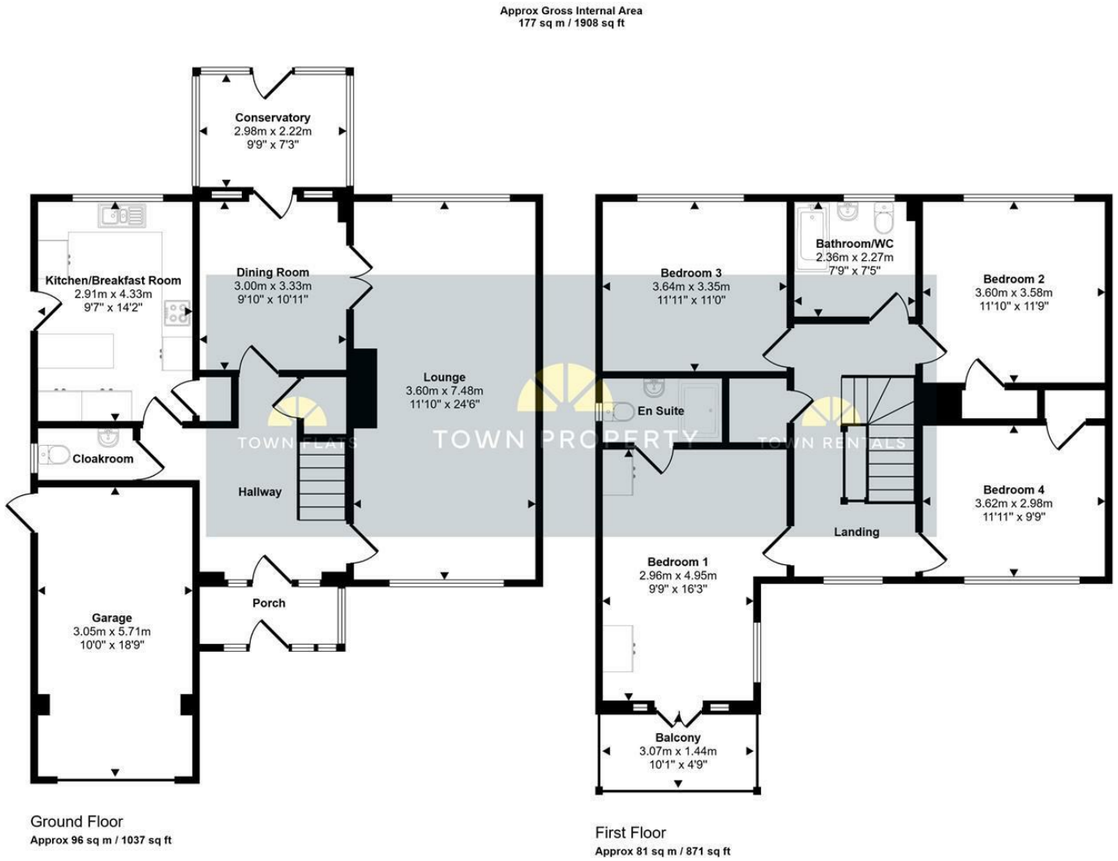
Outside
The rear garden laid to lawn and patio, it is a mature garden with fenced boundaries and side access to the front of the house. There is along matured front garden providing privacy from the road.

Garage
18'9 x 10'0 (5.72m x 3.05m)
Light and power. Up and over door. Side door.

Parking
A driveway to the front of the property provides off road parking for several vehicles.

COUNCIL TAX BAND = F

EPC = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.