



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 2 Reception 2 Bathroom

£290,000



## 93 Firle Road, Eastbourne, BN22 8ER

This charming three bedroom terraced home offers spacious and versatile accommodation throughout, blending character features with practical family living. The property benefits from a welcoming lounge, separate dining room, fitted kitchen and a bright conservatory providing additional living space overlooking the rear garden. Further accommodation includes a family bathroom and separate shower room, adding convenience for modern living. Ideally situated within close proximity to excellent shopping facilities, transport links and leisure amenities this characterful property is perfectly suited to families, first-time buyers or investors alike.

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## Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Shower Room/WC
- Conservatory
- Family Bathroom/WC
- Decked Rear Garden

## Entrance

Double glazed front door to-

## Hallway

Radiator. Stairs to first floor.

## Lounge

13'8 x 13'5 (4.17m x 4.09m)

Radiator. Feature fireplace. Double glazed bay window to front aspect.

## Dining Room

11'10 x 11'8 (3.61m x 3.59m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

## Kitchen

10'2 x 8'11 (3.10m x 2.72m)

Range of wall and base units, laminate worksurfaces with inset single drainer sink unit and mixer tap. Space and plumbing for dishwasher and washing machine. Space for cooker. Radiator. Double glazed window to side aspect. Double glazed door to garden.

## Ground Floor Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Extractor fan.

## Conservatory

10'8 x 8'4 (3.25m x 2.54m)

Radiator. Boiler. Double glazed windows. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

### Bedroom 1

17'5 x 14'2 (5.31m x 4.32m)

Radiator. Double glazed bay window to front aspect.

### Bedroom 2

11'11 x 11'8 (3.63m x 3.56m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

### Bedroom 3

10'2 x 7'3 (3.10m x 2.21m)

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Bath with mixer tap and wall mounted shower. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Heated towel rail. Frosted double glazed window.

## Outside

The rear garden is laid to decking with gated rear access.

**COUNCIL TAX BAND = B**

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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.