Freehold

Offers Over

£550,000

14 Fairfield Road, Eastbourne, BN20 7LR

3 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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This elegant Georgian style semi detached home offers generous and well balanced accommodation, approached via a private driveway with garage and a charming front garden, while to the rear sits a large, lawned garden ideal for families and entertaining. Internally, the property features a spacious and welcoming entrance hall with excellent storage, two comfortable sized reception rooms and a fitted kitchen with ample workspace. Additional ground floor benefits include a convenient WC, with the home further enhanced by double glazing and gas central heating throughout. Upstairs, the house provides three well proportioned double bedrooms, two of which benefit from built-in storage. The principal bedroom enjoys an en suite, complemented by a family bathroom serving the remaining rooms. Offered to the market vacant and chain free, this attractive home is located in the highly desirable Meads, where properties of this style and size are rarely available, making it an excellent opportunity in a sought after location.

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Main Features

- Semi Detached Georgian House
- 3 Double Bedrooms
- Cloakroom
- Lounge & Dining Room
- Kitchen
- En Suite Bathroom/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Single glazed front door to-

Hallway
Radiator. Stairs to first floor. Parquet flooring. Understairs cupboard.

Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Lounge
17'7 x 12'6 (5.36m x 3.81m)
Two radiators. Electric fireplace. Two double glazed windows to front aspect. Doors to-

Dining Room
12'6 x 10'3 (3.81m x 3.12m)
Two radiators. Double glazed window to rear aspect. Double glazed patio doors to garden. Opening to-

Kitchen
11'6 x 10'0 (3.51m x 3.05m)
Fitted range of wall and base units, surrounding worktops with inset bowl and a half sink unit with mixer tap. Four ring gas hob with electric oven under. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wall mounted gas boiler. Part tiled walls. Double glazed windows to side and rear aspect. Double glazed door to side aspect.

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

Bedroom 1
13'6 x 13'0 (4.11m x 3.96m)
Radiator. Built in wardrobe and fitted wardrobes. Two double glazed windows to front aspect. Door to-

En Suite Bathroom/WC
Panelled bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Bidet. Part tiled walls. Shaver point. Radiator. Frosted double glazed window to front aspect.

Bedroom 2
12'7 x 12'5 (3.84m x 3.78m)
Radiator. Built in wardrobe. Two double glazed windows to rear aspect.

Bedroom 3
10'2 x 9'0 (3.10m x 2.74m)
Radiator. Double glazed window to rear aspect.

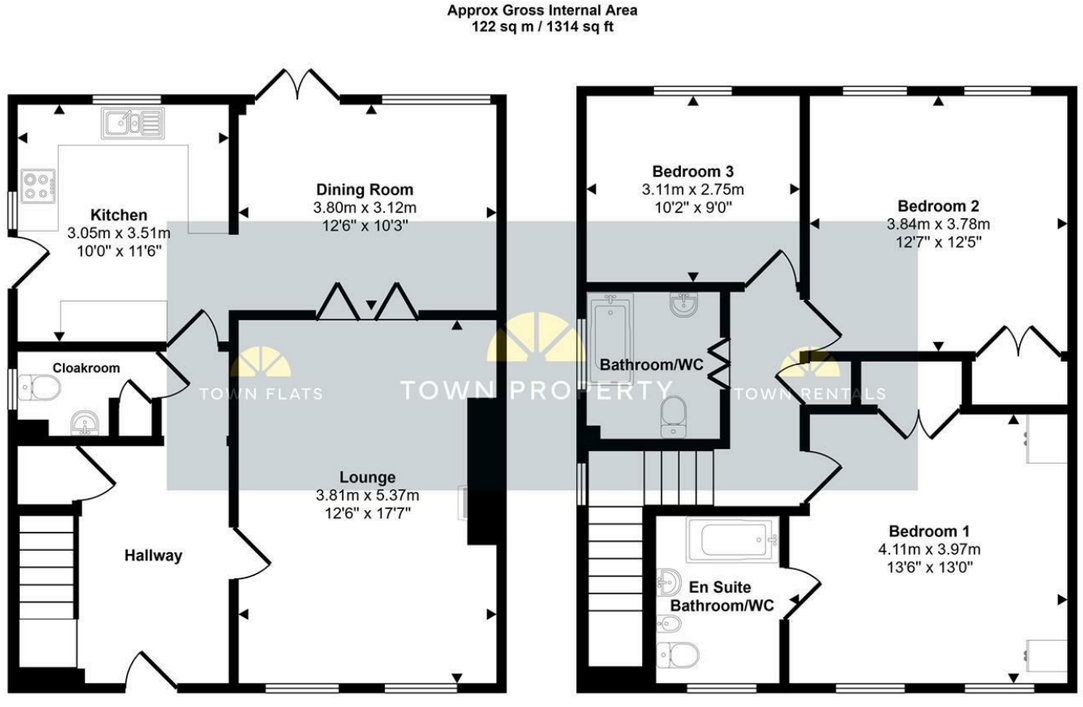
Bathroom/WC
Panelled bath. Low level WC. Wash hand basin. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with patio area adjoining the property. There is a shed, fenced boundaries, mature trees and shrubbery. The front garden is laid to lawn with planted borders, mature trees, plants and a pathway to the front door. There is a gate for side access. Double gates for vehicle access to drive.

Garage
Up and over door. Light and power. Door to garden.

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

COUNCIL TAX BAND = E



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.