



14 Fairlight Road, Eastbourne, BN22 7NY

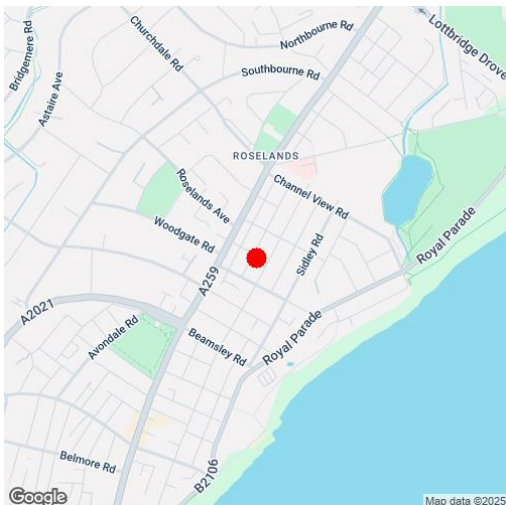
Price £325,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A charming three bedroom cottage built in recent years enjoying a favoured location in the Redoubt area, within 200 yards of Eastbourne seafront. The house forms part of a terrace of just four similar properties and was understood to have been built in 2017 providing all of the benefits and conveniences of a modern home, with the character of the neighbouring Victorian and Edwardian houses. The accommodation includes a beautifully appointed kitchen with a comprehensive range of wall and base units and an integrated gas hob and electric oven with space and plumbing for a washing machine and dishwasher. The sitting room has patio doors opening onto the rear southerly facing courtyard. All three bedrooms have fitted wardrobes with an en-suite shower room to the principal bedroom and generous family bathroom serving the other two bedrooms. There is also an extremely spacious storage cupboard in the hall. Other benefits include gas central heating, sealed unit double glazing and the balance of a 10 year New Home warranty. Local shopping facilities are available on Seaside, whilst Eastbourne town centre and railway station is little more than 1 mile away.





At a Glance:

- Charming cottage built in 2017 blending perfectly with neighbouring Victorian houses
- Three bedrooms with fitted wardrobes
- Two bath/shower rooms (one en-suite)
- Beautifully appointed kitchen
- Ground floor cloakroom/wc
- Gas central heating
- Sealed unit double glazing
- Courtyard garden
- No onward chain
- Balance of 10 year warranty

Accommodation:

ENTRANCE HALL

LIVING ROOM

15'0" (4.57m) x 15'0" (4.57m) narrowing to 8'9"

KITCHEN

13'3" (4.04m) x 9'9" (2.97m)

CLOAKROOM/WC

LANDING

BEDROOM 1

15'6" (4.72m) x 8'9" (2.67m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2

12'6" (3.81m) x 8'6" (2.59m)

BEDROOM 3

12'3" (3.73m) Max x 7'0" (2.13m) Max

FAMILY BATHROOM

OUTSIDE:

SOUTHERLY FACING COURTYARD GARDEN

EPC:

'B'

COUNCIL TAX:

Band 'C'



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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