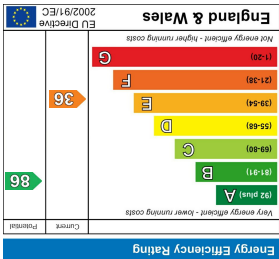
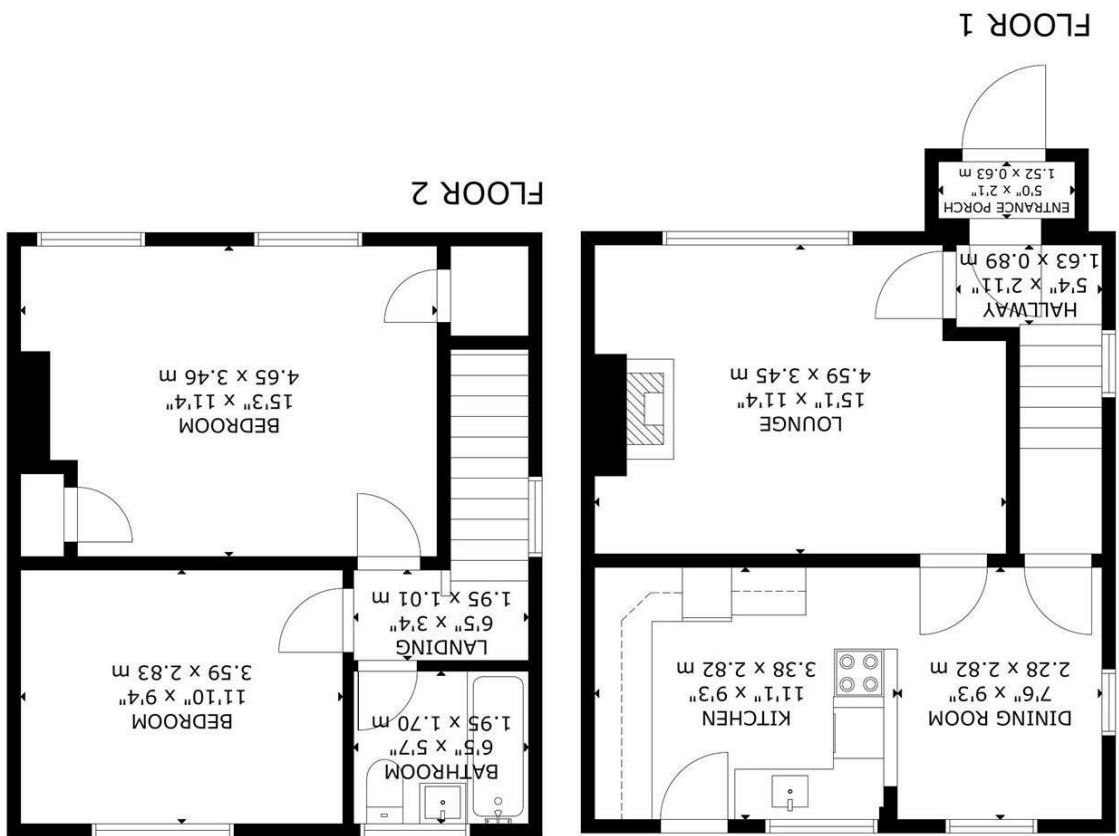


Tel: 01323 483348  
www.archerandpartners.com

GROSS INTERNAL AREA  
TOTAL: 73 m<sup>2</sup>/784 sq ft  
FLOOR 1: 36 m<sup>2</sup>/391 sq ft, FLOOR 2: 37 m<sup>2</sup>/393 sq ft  
EXCLUDED AREA: ENTRANCE PORCH: 1 m<sup>2</sup>/10 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



- IDEAL FIRST TIME BUY
- End of Terraced House
- Living Room
- Kitchen/Diner
- 2-Bedrooms
- Bathroom/wc
- Double Glazing
- 60' Rear Garden
- Off Road Parking
- NO ONGOING CHAIN

£230,000



2 GARAGE

Faygate Road, Eastbourne



Faygate Road, Eastbourne

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Ideal For First Time Buyers - End Of Terrace House - Updating Required - Living Room - Kitchen/Diner - 2-Bedrooms - Bathroom/wc - Double Glazing - Off Road Parking - 60' Southerly Rear Garden - Convenient For Schools - NO ONGOING CHAIN.

IDEAL FOR FIRST TIME BUYERS - An end of terrace house having a most pleasant 60' southerly rear garden enjoying distant views of the South Downs. The property has remained in the same family for many years and offers much potential. The accommodation consists of a living room, kitchen/diner with access to the rear garden, two good size bedrooms, bathroom/wc. and there is also double glazing. Outside is off road parking and the rear garden features a large patio with brick outhouse/store and a separate area laid to lawn being ideal for young children.

The property is conveniently located within walking distance of Parkland Junior School and The Eastbourne Academy. Bus services pass along Brodrick Road and Lindfield Road, where there are local shops at The Broadway. Hampden Park, with its leisure facilities is approximately 1/2 mile and the railway station is located at Brassey Avenue, where there are further shopping facilities.



Faygate Road, Eastbourne

Part double glazed front door into Entrance Porch, inner door to Entrance Hall, door to -

Living Room 4.60m max x 3.43m (15'1" max x 11'3")  
Having a tiled fireplace, master socket, double glazed window to front, door to -

Kitchen/Diner 5.61m x 3.43m overall (18'4" x 11'3" overall)

Dining Area 2.81m x 2.30m (9'2" x 7'6")  
With built-in downstairs cupboard housing the consumer unit and electric meter, double glazed window to side and rear.

Kitchen Area 3.17m x 2.81m (10'4" x 9'2")  
Consisting of matching range of wall and base units incorporating cupboards and drawers, laminated work surfaces, sink unit with mixer tap having cupboards under, plumbing and space for washing machine, electric cooker point and space for cooker, further appliance space, partly tiled walls, double glazed window with adjacent double glazed door to the rear garden.

Stairs from the Entrance Hall with double glazed window to side, rising to First Floor Landing, with double glazed window to side, access via ladder to mostly boarded and insulated loft with light.

Bedroom 1 4.64m max narrowing to 3.89m x 3.45m (15'2" max narrowing to 12'9" x 11'3")  
With built-in shelved airing cupboard, built-in wardrobe, two double glazed windows to the front.

Bedroom 2 3.60m x 2.79m (11'9" x 9'1")  
With double glazed window to rear enjoying distant southerly views of the South Downs.

Bathroom  
Consisting of a bath with mixer tap and attachment, Mira shower and attachment, shower curtain rail, pedestal wash hand basin, wc, partly tiled walls, frosted double glazed window.

Front Garden  
To the front are areas of lawn and slate chippings, Off Road Parking.

Rear Garden 18.29m approx in depth (60' approx in depth)  
The rear garden enjoys a pleasant southerly aspect having distant views of the South Downs with a large patio, shed, brick outhouse consisting of a wc and store room. To the side is an area of lawn and gate. From the patio is a gate to the main garden, which is laid to lawn bordered by well stocked flower beds having a variety of established plants, small trees and shrubs.

Council Tax  
The property is in Band B. The amount payable for 2024-2025 is £1,879.46. This information is taken from voa.gov.uk

Approximately 65 square metres or 699 square feet.