



BROOK GAMBLE



55 Beatty Road, Eastbourne, BN23 6DA

£364,950

A chance to acquire a two bedroom CORNER PLOT DETACHED BUNGALOW in the highly desirable, much sought after Langney Point. Being EXTREMELY CLOSE TO LOCAL SCHOOLS AND AMENITIES, and within EASY REACH OF EASTBOURNE SEAFRONT, the property is being offered chain free. Benefitting from lounge with CONSERVATORY off, kitchen, shower room, two good sized bedrooms, double glazing and gas central heating. There is a DRIVEWAY providing parking for approximately three vehicles as well as a GARAGE with electric door, and gardens to front, side and rear. Sole Agents.

Double glazed front door to:

Entrance Hall

Storage cupboard with shelving. Further storage cupboard. Radiator. Ceiling coving.

Lounge 14'2" x 12'1" (4.32m x 3.68m)

Radiator. Ceiling coving. Double glazed sliding patio doors to:

Conservatory 13'2" x 11'5" (4.01m x 3.48m)



Power points. Ceiling light fitting with fan. Tiled floor. Double glazed French doors leading onto garden.

Kitchen 10'4" x 8'1" (3.15m x 2.46m)



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap. Complementary work surface. Inset four ring electric hob with extractor hood above and electric oven below. Tiled splashback. Wall mounted Worcester gas central heating boiler. Space and plumbing for washing machine. Space for further under counter appliance. Space for freezer. Breakfast bar. Ceiling coving. Double glazed window to rear aspect. Double glazed door leading onto garden.

Bedroom 1 18'3" x 11'8" (5.56m x 3.56m)



Feature fire surround. Radiator. Ceiling coving. Double aspect with glazed windows to front and side

Bedroom 2 12'1" x 10'5" (3.68m x 3.18m)



Radiator. Ceiling coving. Double glazed window to front aspect.

Shower Room



Walk-in shower cubicle with wall mounted shower

and riser rail. Wash hand basin, with mixer tap, inset into vanity unit. Low level WC. Heated towel ladder radiator. Tiled floor. Double glazed opaque window to side.

Outside



The low maintenance front garden is arranged as patio area bordered by beds containing a variety of mature plants and shrubs, enclosed by low brick wall. The large driveway provides ample off road parking for several vehicles and double gates lead to:

Garage



Up and over door.

Rear Garden



The low maintenance rear garden is laid to paving with flower beds, garden shed and summerhouse. The garden is enclosed by wall and timber fencing. Gate to:

Side Garden

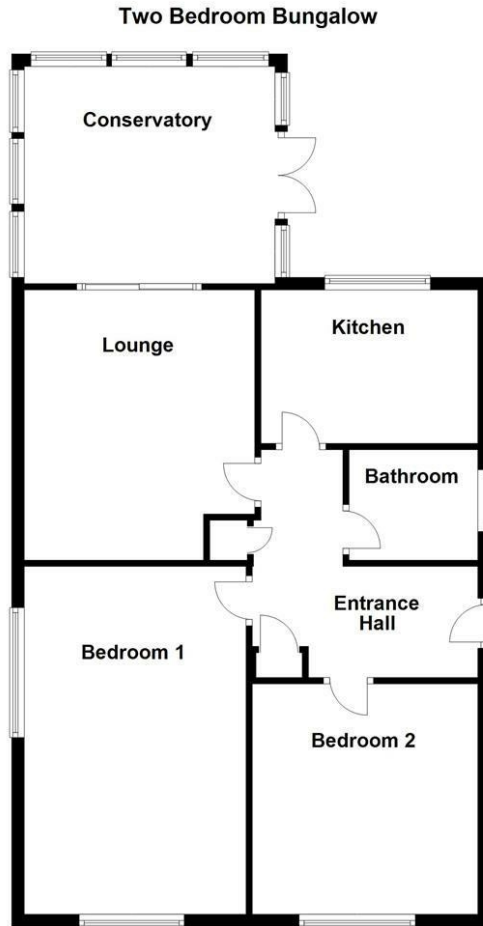


Pathway from the front of the property leads to the south westerly facing side garden with large area of lawn, enclosed by brick wall.

Other Information

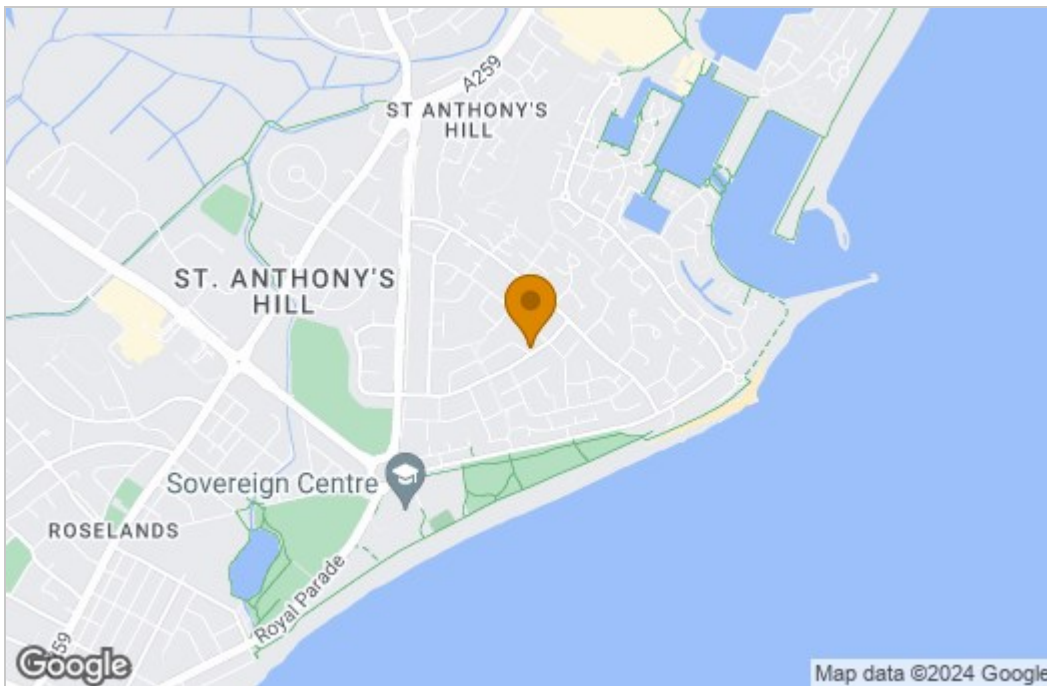
Council Tax Band D

Floor Plan

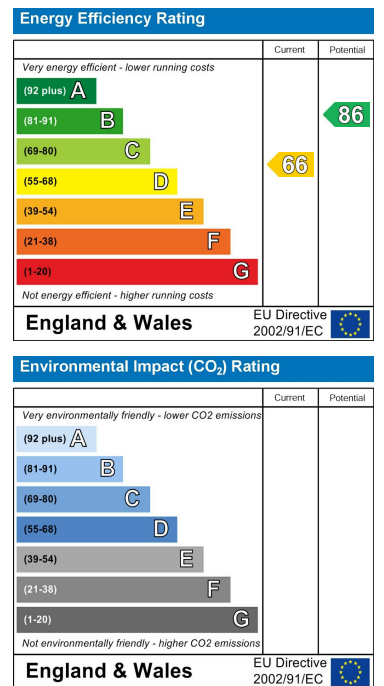


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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