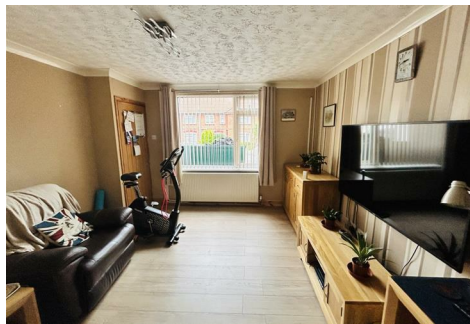




BROOK GAMBLE



22 Beechy Avenue, Eastbourne, BN20 8NS

£385,000

Welcome to Beechy Avenue, Eastbourne - a charming property that boasts 2 reception rooms, 4 bedrooms, and 1 bathroom. This delightful house offers a perfect blend of character and modern living. Situated in the favoured Old Town location, this property is ideal for families looking to be close to local schools and amenities. The house has been beautifully extended, providing ample space for comfortable living. One of the highlights of this property is the amazing, spacious fitted kitchen, and it also benefits from a beautiful garden. With parking space for 2 vehicles, convenience is at your doorstep. Don't miss the opportunity to own this stunning 4-bedroom house in a sought-after area of Eastbourne. Also owning its own solar panels, that generate a yearly income. A must see home.

Accommodation comprising

Double glazed main front door, entrance porch, double glazed window to side, further double glazed window to side, main hallway door.

Hallway

Stairs rising to 1st floor landing, wall mounted thermostat, laminate wood flooring.

Dining room 10 x 9'8 (3.05m x 2.95m)

With laminate wood flooring, radiator coving picture rail double glaze window to front aspect

Lounge 14 x 10'9 (4.27m x 3.28m)

With laminate wood flooring, radiator, coving to ceiling, double glazed window to front aspect, door leading through to kitchen, door leading through to ground floor bedroom or study.

Ground floor bedroom or study 13'6 x 12'1 (4.11m x 3.68m)

With a heated towel ladder, coving to ceiling, double glazed door leading to rear garden.

Modern fitted Kitchen breakfast room 20'4 max x 13'5 (6.20m max x 4.09m)

Fitted in a range of wall and floor cupboards and base units, in a gloss fronted grey finish, handleless kitchen, with a complimentary work surface, double bowl sink unit and mixer taps, tiled splashback, recessed spotlighting, space for under counter appliances, tiled splashback, space and plumbing for washing machine, space for tumble dryer, space for large American style fridge freezer, Wall mounted "Valiant" gas central heating boiler, double glazed window to rear, double glazed door leading onto rear garden, under stairs storage cupboard, tiled flooring, further storage cupboard with coving to ceiling.

Ground floor cloakroom

With low-level WC, half tiled walls, wash hand basin, electric shaver point, coving to ceiling, double glazed window to rear aspect.

Rear garden

A beautifully landscaped garden with raised flower borders, housing mature shrubs and plants, large lawn area with a patio at the rear, a large patio area stepping out from the kitchen door leading to a covered pergola where you can make use of the garden come rain or shine, brick built shed, gate to side.

First floor landing

Airing cupboard housing hot water cylinder with shelving, double glazed window to rear aspect, hatch to loft with pulldown ladder, radiator.

Separate cloakroom

low-level WC, fully tiled walls, double glazed window to rear aspect.

Bathroom

Fitted in a white suite, bath with wall mounted "Tritton" electric shower with riser rail and shower attachment, fully tiled walls, wash hand basin vanity unit, heated towel ladder, double glazed window to rear aspect.

Bedroom one 12'4 x 9'9 (3.76m x 2.97m)

Laminate wood flooring, double glazed window to front aspect.

Bedroom two 12'9 x 8'8 (3.89m x 2.64m)

With built-in storage cupboard, further storage cupboard area, double glazed window to front aspect.

Bedroom three 9'7 x 8'0 (2.92m x 2.44m)

Radiator, double glazed window to rear aspect.

Loft

With pulldown ladder, fully boarded with Velux window and able to be used as a usable loft room, please note this is not a loft conversion.

Front garden

providing off-road parking for two vehicles

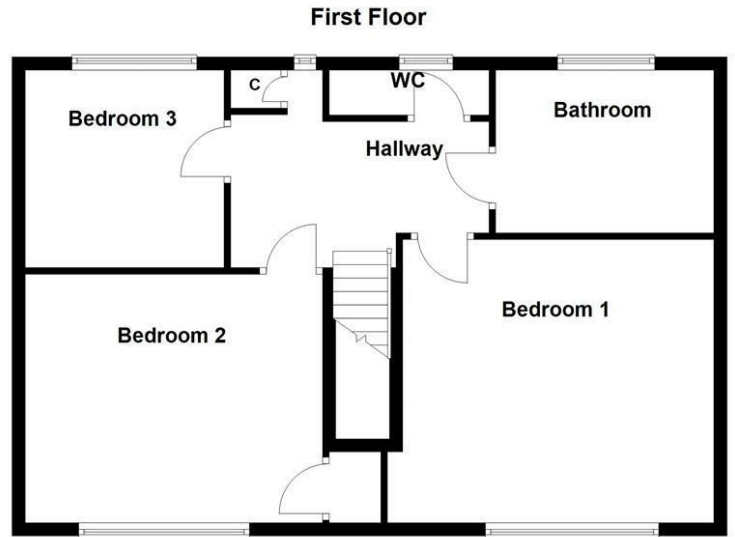
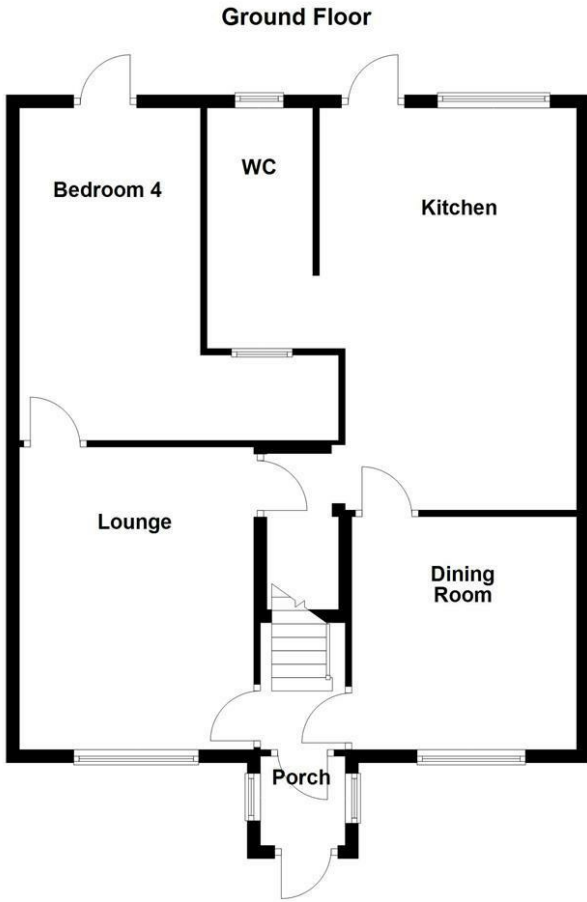
Solar Panels

The property owns its own solar panels, that generate an income in excess of £1000 per annum.

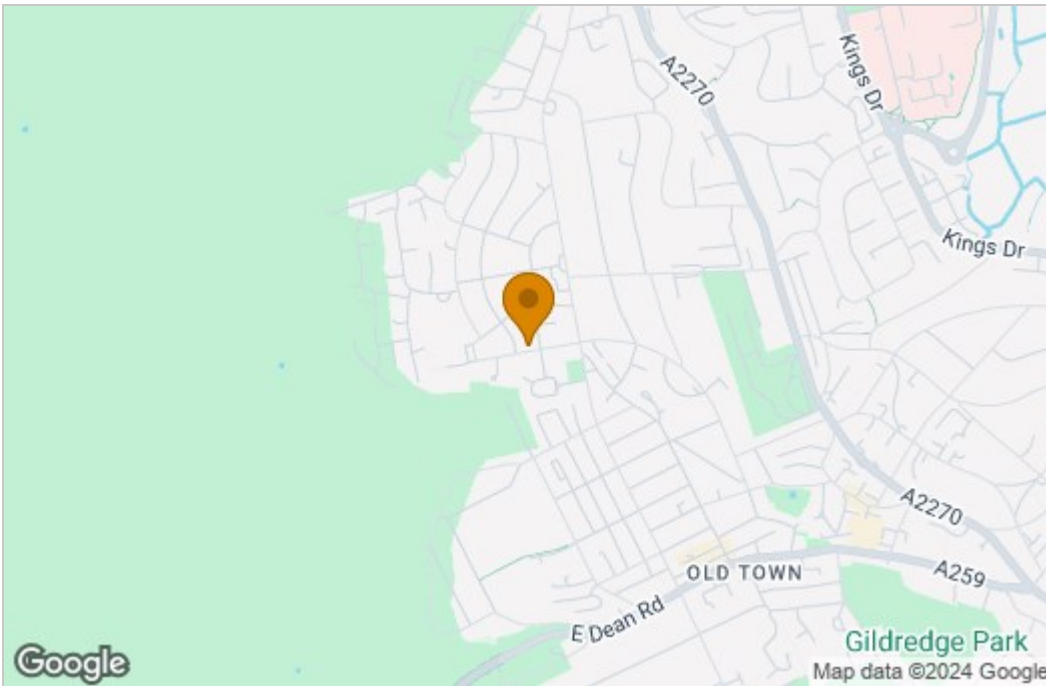
Agents notes

The property is band B Council Tax - Eastbourne Borough Council.

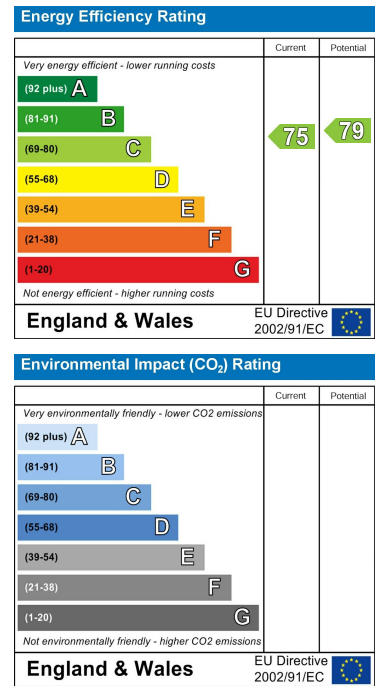
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.