



FOR SALE
PHIL HALL
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8 Beamsley Road
Eastbourne, BN22 7EH
Guide price £270,000



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Phil Hall Estate Agents welcomes to the market this well-presented property nestled in the heart of Eastbourne. This charming older style 2-bedroom terraced house on Beamsley Road presents an ideal opportunity for those seeking a blend of character, comfort, and convenience. With its proximity to the picturesque Eastbourne seafront and a host of local shops and amenities, this property offers a truly enviable lifestyle.

As you approach the property, you are welcomed by a quaint vestibule that serves as a prelude to the warm and inviting interiors. Stepping through the vestibule, you enter the entrance hall, with a feature opening into the living room and access into the separate dining room.

The front-facing living room, accessed directly from the entrance hall, is a highlight of the property. The bay window, a hallmark of the period architecture, not only enhances the aesthetic appeal but also floods the room with natural light, creating a bright and airy atmosphere. This room is perfect for cosy evenings with family or entertaining guests, with ample space for comfortable seating arrangements.

Beyond the living room, the separate dining room offers a versatile space for formal dining or could be used as a second reception room. The dining room's position adjacent to the kitchen makes it ideal for hosting dinner parties or enjoying family meals. A set of stairs from the dining room leads to the first floor, while a door at the rear provides access to the kitchen.

The kitchen is thoughtfully designed to maximize both functionality and style. It features a range of fitted units, providing plenty of storage space, and ample countertops for meal preparation. From the kitchen, a door opens out to the rear garden, seamlessly connecting indoor and outdoor living spaces.

Upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The first floor also boasts a modern bathroom, complete with contemporary fittings.





Guide Price £270,000 to £280,000

LOCATION, LOCATION, LOCATION

Located on Beamsley Road, this charming property is ideally situated in the heart of Eastbourne, offering the best of coastal living and urban convenience. Just a short stroll from the picturesque Eastbourne seafront, residents can enjoy leisurely walks along the beach and the refreshing sea breeze. The area is bustling with local shops, cafés, and restaurants, providing a vibrant community atmosphere. Excellent transport links, including regular bus services and the nearby Eastbourne train station, ensure easy access to Brighton, London, and surrounding areas. This prime location combines the tranquillity of seaside living with the practicality of urban amenities.

Entrance Vestibule

3'02 x 2'10 (0.97m x 0.86m)

Entrance Hall

Living Room

13'08 into bay x 10'11 max (4.17m into bay x 3.33m max)

Dining Room

14'04 x 13'09 max (4.37m x 4.19m max)

Kitchen

9'04 x 9'03 (2.84m x 2.82m)

First Floor Landing

Bedroom One

14'05 x 11'01 (4.39m x 3.38m)

Bedroom Two

11'01 x 9'03 (3.38m x 2.82m)

Bathroom

7'08 x 4'09 (2.34m x 1.45m)

Outside

One of the property's notable features is the private rear garden, which offers a tranquil outdoor space for relaxation and recreation. Immediately adjacent to the house is an area of hard standing, perfect for outdoor furniture and alfresco dining. The garden also includes a brick-built storage shed, providing practical storage solutions for gardening tools and equipment.

Beyond the hard standing, the garden extends to an area of astro turf, offering a low-maintenance lawn that remains green and vibrant throughout the year. The rear access gate adds convenience, allowing easy entry for bicycles or larger gardening equipment without needing to pass through the house.

Floor Plan



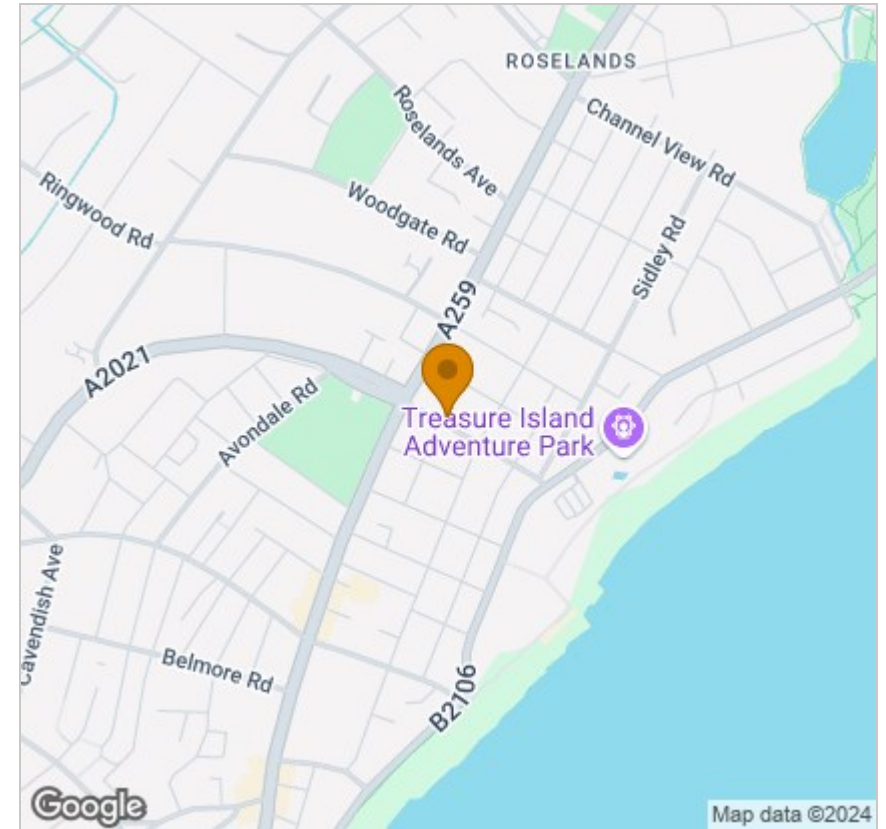
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

