



**Beach Road, Eastbourne BN22 7EU**



**welcome to**

**Beach Road, Eastbourne**

A beautifully presented four bedroom, three reception room, house set within the popular Redoubt location, a stones throw away from Eastbourne's award winning seafront. The property offers light and spacious living accommodation throughout and must be viewed to be appreciated!



### **Entrance Porch**

Double glazed window and door to the front aspect.

### **Entrance Hall**

Door to the front aspect. Under stairs cupboard. Radiator.

### **Lounge**

15' 4" into bay x 13' 7" into recess ( 4.67m into bay x 4.14m into recess )  
Double glazed bay window to the front aspect.  
Bespoke shutters. Working open fire place. Radiator.

### **Dining Room**

11' 6" into recess x 12' 3" ( 3.51m into recess x 3.73m )  
Double glazed window to the rear aspect. Radiator.

### **Reception Room 3**

10' 5" x 9' 5" ( 3.17m x 2.87m )  
Double glazed window and French doors to the rear aspect. Double glazed door to the side aspect. Velux to the rear aspect.

### **Kitchen**

13' 6" x 10' 4" into recess ( 4.11m x 3.15m into recess )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven with gas hob and cooker hood above. Space and plumbing for dish washer and washing machine. School radiator. Double glazed window to the side aspect.

### **Downstairs Shower Room**

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing. Loft access. Radiator.

### **Bedroom 1**

15' 3" into bay x 9' 5" plus wardrobe ( 4.65m into bay x 2.87m plus wardrobe )  
Double glazed bay window to the front aspect. Built in wardrobes. Radiator.

### **Bedroom 2**

12' 2" max x 11' 6" max ( 3.71m max x 3.51m max )  
Double glazed window to the rear aspect. Built in wardrobes. Radiator.

### **Bedroom 3**

10' 5" max x 19' 9" into recess ( 3.17m max x 6.02m into recess )  
Double glazed window to the rear and side aspect. Radiator.

### **En - Suite**

Comprising a shower cubicle with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.

### **Kitchenette**

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for a dish washer.

### **Bedroom 4**

12' 4" x 6' 3" ( 3.76m x 1.91m )  
Double glazed window to the front aspect. Radiator.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### **Rear Garden**

Block paved courtyard garden with rear gate and outside storage.



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welcome to

## Beach Road, Eastbourne

- MID TERRACE HOUSE WITH PERIOD FEATURES THROUGHOUT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- VERY WELL PRESENTED THROUGHOUT
- CLOSE TO SEAFRONT

Tenure: Freehold EPC Rating: D

# £390,000



Total floor area 131.4 m<sup>2</sup> (1,415 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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