





## welcome to

## **Beamsley Road, Eastbourne**

A CHAIN FREE two bedroom bay fronted mid terrace house in the Redoubt area of Eastbourne. Comprising of two good size bedrooms, lounge, dining room, kitchen, utility room, family bathroom and rear garden. Ideally located a short walk from the seafront & close to the town centre shops & amenities.













#### **Entrance Hall**

Windows to the side aspect. Door to the front aspect.

#### Lounge

13'  $3'' \times 12' \times 10''$  (  $4.04m \times 3.91m$  ) Bay window to the front aspect. Radiator. Built in shelving.

## **Dining Room**

12' 5" x 11' 11" ( 3.78m x 3.63m ) Under stairs cupboard. Fire place. Radiator.

#### Kitchen

9' 7" x 8' 10" ( 2.92m x 2.69m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Window to the side aspect. Wall mounted boiler. Tiles throughout. Space for cooker. Space for tumble dryer or dish washer.

### **Utility Room**

10' x 5' (3.05m x 1.52m)
Window and door to the re

Window and door to the rear aspect. Space for fridge / freezer.

## **First Floor Landing**

Cupboard.

#### **Bedroom 1**

12' 11" x 10' 11" ( 3.94m x 3.33m )

Window to the front aspect. Built in wardrobe. Radiator.

#### **Bedroom 2**

11' 10" x 7' 8" ( 3.61m x 2.34m )

Window to the rear aspect. Built in cupboard. Radiator.

#### **Bathroom**

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Radiator. Window.

#### **Rear Garden**



Total floor area 81.1 m<sup>2</sup> (873 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





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## **Beamsley Road, Eastbourne**

- \*\*\*Guide Price £220,000 £230,000\*\*\*
- TWO DOUBLE BEDROOM BAY-FRONTED MID-**TERRACE HOUSE**
- CHAIN FREE
- **UTILITY ROOM**
- IN NEED OF MODERNISATION

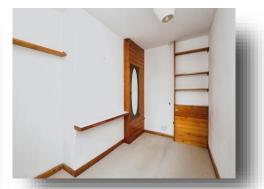
Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

# £220,000 - £230,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120089



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and boundaries of the property and other important matters before exchange of contracts.

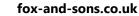


Eastbourne@fox-and-sons.co.uk



fox & sons

19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD



01323 410911

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