



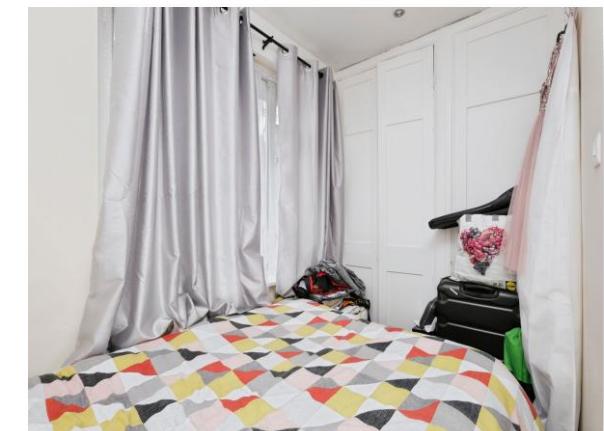
Beechy Avenue, Eastbourne, BN20 8NX



welcome to

Beechy Avenue, Eastbourne

A three bedroom semi detached house located in the heart of Old Town. The property comprises of lounge, kitchen, three bedrooms, modern shower room, rear garden and off road parking! The Old Town location also benefits from having shops, parks, swimming pool, good pubs & restaurants.



Entrance Hall

Door to the front aspect. Double glazed window to the side aspect. Radiator.

Lounge

12' 1" max x 13' 3" into recess (3.68m max x 4.04m into recess)

Double glazed window to the front aspect. Radiator.

Kitchen

16' 4" x 6' 5" (4.98m x 1.96m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Space and plumbing for washing machine. Space for fridge / freezer. Under stairs cupboard. Radiator. Double glazed door to the rear aspect. Double glazed window to the rear and side aspect.

First Floor Landing

Double glazed window to the front aspect. Radiator.

Bedroom 1

10' max x 9' 6" max (3.05m max x 2.90m max)

Double glazed window to the front aspect. Radiator.

Bedroom 2

8' 8" x 9' 3" plus wardrobe (2.64m x 2.82m plus wardrobe)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

10' max x 7' 7" max (3.05m max x 2.31m max)

Double glazed window to the front aspect. Radiator.

Shower Room

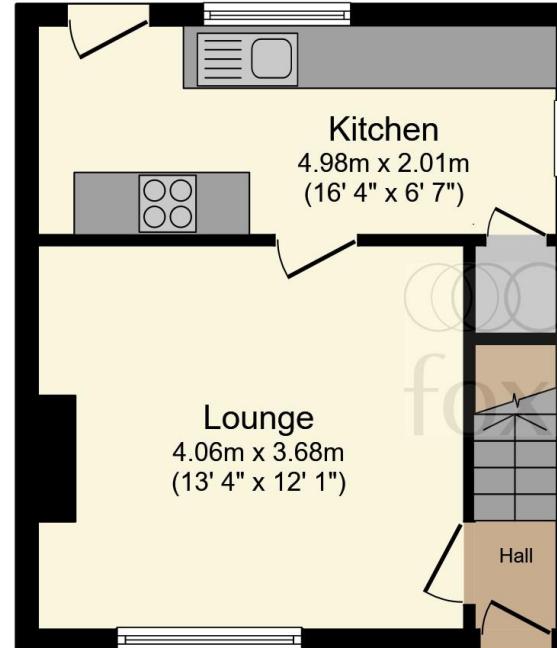
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Vanity unit. Double glazed window to the side aspect.

Rear Garden

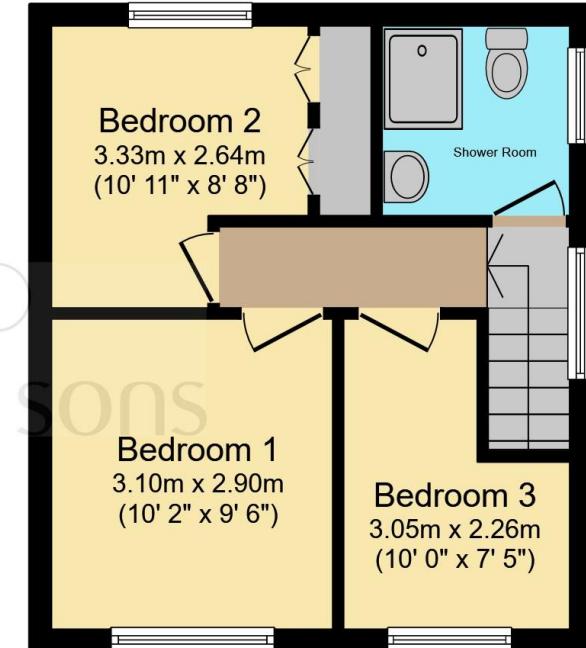
Patio area adjoining the property with areas of shingle. Wood cabin with power and lighting. Garden shed.

Parking

Block paved driveway for multiple vehicles.



Ground Floor



First Floor

Total floor area 57.6 m² (620 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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welcome to

Beechy Avenue, Eastbourne

- ***GUIDE PRICE £315,000 - £335,000***
- SEMI DETACHED HOUSE
- BLOCK PAVED DRIVEWAY
- REAR GARDEN
- MODERN SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£315,000 - £335,000



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Property Ref:
EBN117129 - 0003

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