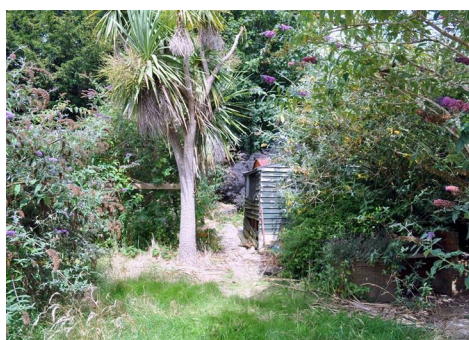
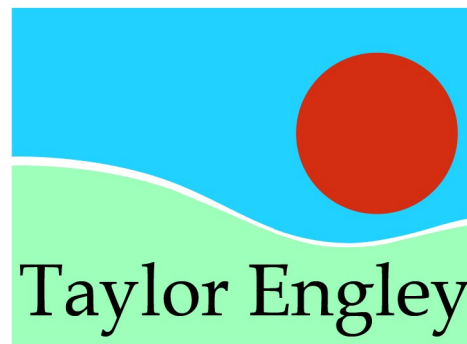


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**42 Beechy Avenue, Old Town, Eastbourne, East Sussex, BN20 8NU**  
**Guide Price £285,000 Freehold**

**An opportunity arises to acquire this TWO BEDROOMED SEMI-DETACHED HOME located in the popular Old Town area of Eastbourne. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. The property is offered Chain Free and has features that include a conservatory, two first floor bedrooms, shower room/wc and a rear garden extending to approximately 60' in depth.**





The property is conveniently located within the Old Town district of Eastbourne being within walking distance to schools for most age groups and local shops in Victoria Drive and Green Street. Bus services pass along the nearby Victoria Drive whilst Eastbourn's town centre is approximately one and three quarters of a mile distant and offers a comprehensive range of shopping facilities and mainline railway station.

**\* POPULAR OLD TOWN DISTRICT \* LIVING ROOM \* KITCHEN \* CONSERVATORY \* TWO BEDROOMS \* SHOWER ROOM \* REAR GARDEN APPROXIMATELY 60' IN DEPTH \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, window to side.

### Living Room

13'5 max x 12' (4.09m max x 3.66m)  
(13'5 max including depth of chimney breast).  
Radiator, central heating thermostat, outlook to front.

### Kitchen

16'4 max x 6'7 max (4.98m max x 2.01m max)  
(Maximum measurements including depth of fitted units).  
Comprises single drainer sink unit with mixer tap, work surface with space and plumbing for washing machine below, Hotpoint washing machine, space for slot-in cooker, Indesit gas cooker with extractor fan over, fridge, Lec fridge/freezer, understairs storage cupboard housing electric meter, consumer unit and central heating programmer, two windows to rear, door to rear opening to conservatory.

### Conservatory

15'6 max x 9'6 max (4.72m max x 2.90m max)  
Having power, polycarbonate roof, doors to rear garden.

Stairs rising from hall to:

### First Floor Landing

Radiator, loft hatch to roof space.

### Bedroom 1

13'6 x 9'11 max (4.11m x 3.02m max)  
(13'6 max extending 16'7 max into recess).  
Built-in wardrobe cupboard, fitted storage boxes, freestanding wardrobe cupboard, two windows with outlook to front.

### Bedroom 2

9'3 max x 8'8 max (2.82m max x 2.64m max)  
(9'3 max to cupboard front).  
Radiator, airing cupboard housing cylinder and Baxi wall mounted gas fired boiler, adjacent wardrobe cupboard, radiator, outlook to rear.

### Shower Room

Tiled walls, shower cubicle with Triton shower unit, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, radiator, window to side.

### Outside

#### Front Garden

Laid to pea gravel having borders with mature shrubs, paved area, (no dropped curb)

#### Rear Garden

Extending to approximately 60' (18.9m) in depth having lawned area, mature shrubs, timber shed (in poor condition), storage shed, gate to side to property.

### COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council  
- currently £1,879.46 until March 2025.

### BROADBAND AND MOBILE PHONE

#### CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

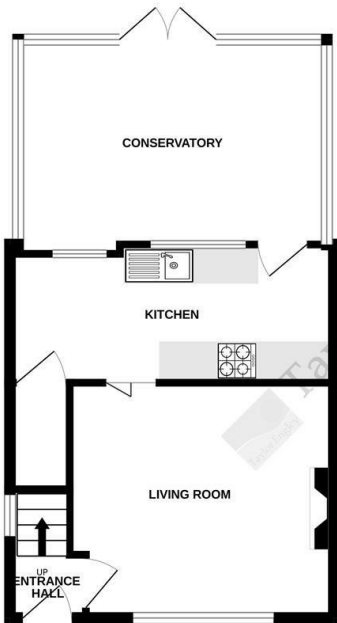
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

#### VIEWING ARRANGEMENTS:

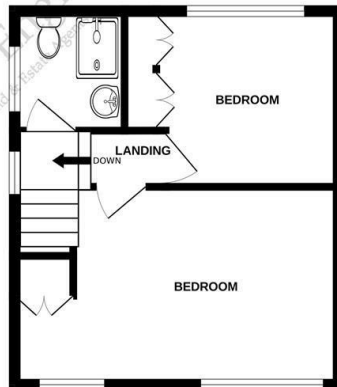
All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

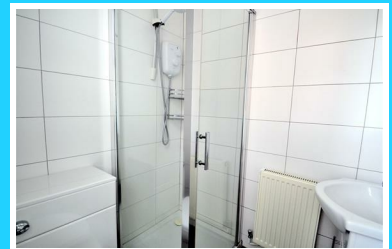


1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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