



## Key Features

- ◆ CHAIN FREE
- ◆ Four Bedroom End Of Terrace
- ◆ Sought After Old Town Location
- ◆ Views over Gildredge House playing fields
- ◆ Freehold
- ◆ EPC rating C



Beechwood Crescent, Old Town, Eastbourne

GUIDE PRICE: £475,000 - £500,000



Northwood are delighted to welcome to market, CHAIN FREE, this exquisite four bedroom, Georgian-style, end-of-terrace house commanding views over Gildredge House playing fields in the highly sought after Old Town area of Eastbourne..

Accommodation is arranged over four floors and comprises: spacious open plan living room/kitchen with fitted dishwasher, fridge and wine fridge, large central island and breakfast bar/dining table; downstairs cloakroom; main bathroom with freestanding slipper bath and shower cubicle; three large double bedrooms, one with built-in wardrobes and walk-in dressing room (originally the fourth bedroom), one with built-in wardrobe and ladder access to fully converted attic room.

The third bedroom is under the house with its own private entrance, shower room and a utility area. The addition of a cooker would turn the lower floor into a self-contained flat accessed either from the front of the house or via internal stairs.

Further benefits include, an easy to maintain rear courtyard garden, large integrated storage room, driveway, double-glazing and gas central heating.







Located in the much sought after Old Town area of Eastbourne, adjacent to Gildredge Park and the Royal Eastbourne Golf Course, this amazing, flexible family home has been finished to a high standard and is walking distance from Waitrose, local shops and amenities.

Council Tax Band D: £2416

Please view our immersive virtual tour (provided free to all vendors) to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/c3e3455ee4454129ba7dab52b83a5ed8/>

#### Driveway and approach

Georgian-style end-of-terrace house directly overlooking the expansive playing fields of the prestigious Gildredge House School in a quiet crescent just a short walk from the centre of Old Town, a driveway with space for one car leads to the lower entrance with stairs up to the main front door and an alley to the side providing access to the rear garden

#### Entrance Hall

5.16m x 0.97m (16'11" x 3'2")

uPVC, double-glazed front door leading to central hallway with wood-effect laminate flooring, white walls, radiator and doors/access to all ground floor rooms and stair to upper and lower floors

#### Cloakroom

1.48m x 0.88m (4'11" x 2'11")

Wood-effect laminate flooring with radiator, towel ring and white suite comprising WC and corner basin with vanity unit below

#### Living Room

5.51m x 3.73m (18'1" x 12'2")

Bright and spacious with floor to ceiling uPVC double-glazed bay window with Georgian bars to front aspect overlooking Gildredge House playing fields, wood-effect laminate flooring, two vertical radiators and open-plan access to kitchen/diner









#### **Kitchen/diner**

**5.76m x 2.52m (18'11" x 8'4")**

Light-filled, open-plan kitchen/diner with wood-effect laminate flooring, inset spotlights, wood-effect laminate worktops over pristine white cabinets, integrated extractor fan over gas hob and built-under electric oven, integrated microwave, fridge-freezer, dishwasher and wine fridge, central island with breakfast bar/dining table extension and uPVC windows and doors opening onto private courtyard garden

#### **Landing**

**3.26m x 1.79m (10'8" x 5'11")**

S-shaped landing, carpeted with radiator and doors to all first-floor rooms

#### **Bathroom**

**3.09m x 1.75m (10'1" x 5'8")**

Stunning bathroom, clad in grey slate tiles on walls and floor with silver mosaic detail, uPVC double-glazed window to rear aspect, inset spotlights, vintage-style radiator, modern art-deco heated towel rail, extractor fan and white suite comprising gorgeous slipper bath, WC, basin with vanity unit under and large walk-in shower cubicle with dual shower heads



#### **Bedroom One**

**4.39m x 3.15m (14'5" x 10'4")**

Large double-bedroom, carpeted with uPVC double-glazed bay window to front aspect, vertical radiator, built-in mirrored wardrobe and access to walk-in dressing room

#### **Dressing Room/Bedroom Four**

**2.57m x 2.48m (8'5" x 8'1")**

Carpeted with uPVC double-glazed window to front aspect, radiator and fitted white wardrobes and shelves

Reinstating the door to the hallway would allow this room to once again be used as a bedroom







#### Bedroom Two

2.85m x 2.59m (9'5" x 8'6")

Double-bedroom, carpeted with uPVC double-glazed window to rear aspect, vertical radiator, built-in wardrobe and ladder access to attic room

#### Attic Room

5.57m x 3.60m (18'4" x 11'10")

Converted attic room, carpeted with radiator and eaves storage - the perfect home office or playroom

#### Storage Room

2.34m x 2.25m (7'8" x 7'5")

Large storage room to front of property with concrete floor and access doors to driveway and utility area

#### Utility Area

3.54m x 2.68m (11'7" x 8'10")

Large utility area with wood-effect laminate flooring, grey laminate worktops over white cabinets, inset spotlights, carpeted stairs to main house and space/plumbing for fridge-freezer, washing machine and dishwasher

The addition of cooking facilities would turn this space into a good-sized kitchen

#### Bedroom Three

7.63m x 2.65m (25'0" x 8'8")

Large double bedroom, carpeted with inset spotlights, two radiators, built-in shelving and uPVC double-glazed windows to rear access

#### Shower Room

2.79m x 2.27m (9'2" x 7'5")

Beautiful modern shower room with white tiled walls, slate grey flooring, inset spotlights, extractor fan, heated towel rail, dark wood vanity unit with integrated WC and basin and large walk-in shower

#### Rear Garden

Private, low-maintenance, rear courtyard garden, paved with gravel beds and gated access to rear alley







**Approximate total area\***  
 1581.43 ft<sup>2</sup>  
 146.92 m<sup>2</sup>

**Reduced headroom**  
 13.36 ft<sup>2</sup>  
 1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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