2 Bathroom

1 Reception

Freehold

Guide Price



4 Long Beach View, Eastbourne, BN23 5NE

GUIDE PRICE £290,000 - £310,000

Being sold CHAIN FREE, this attractive terraced house is located in the North Marina, just yards from the waterfront and superb nearby beaches. Arranged with three bedrooms, the property benefits from an open plan sitting room, fitted kitchen/dining room and a useful cloakroom. In addition, there are en suite facilities and a family bathroom/wc. The lawned rear garden is secluded, beyond which is an allocated parking space. The Crumbles shopping complex and Pevensey Bay Village can also be found in the surrounding area and regular bus services run into town which is approximately two and half miles distant.

3 Bedroom

4 Long Beach View, Eastbourne, BN23 5NE

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Main Features

Entrance

Frosted double glazed door to-

Terraced House

Entrance Vestibule

3 Bedrooms

Radiator. Double glazed window. Door to-

Cloakroom

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Radiator.

· Sitting Room

Sitting Room

16'35 x 12'58 (4.88m x 3.66m)

Radiator. Two store cupboards. Double glazed window to front aspect.

 En-Suite Shower Room/WC to Master Bedroom

Kitchen/Dining Room

• Further Bathroom/WC

· Kitchen/Dining Room

15'56 x 10'96 (4.57m x 3.05m)

Lawned Rear Garden

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Double glazed window to rear aspect. Double glazed double doors to rear.

Allocated Parking Space

Stairs from Ground to First Floor Landing:

CHAIN FREE Stairs

Radiator. Loft access (not inspected).

Master Bedroom

13'04 x 9'17 (4.06m x 2.74m)

Radiator. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator.

Bedroom 2

10'71 x 8'23 (3.05m x 2.44m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

11'16 x 6'99 (3.35m x 1.83m)

Radiator. Carpet. Double glaze window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a secluded lawned rear garden with gated rear access.

Parking

An allocated parking space is located behind the garden.

Council Tax Band = D

EPC = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.