



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  2 Bathroom

Guide Price  
£290,000 - £310,000



## 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.

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Eastbourne, BN23 5NE

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## Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- En-Suite Shower Room/WC to Master Bedroom
- Further Bathroom/WC
- Lawned Rear Garden
- Allocated Parking Space
- CHAIN FREE

### Entrance

Frosted double glazed door to-

### Entrance Vestibule

Radiator. Double glazed window. Door to-

### Cloakroom

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

### Sitting Room

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

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

### Kitchen/Dining Room

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

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.

### Stairs from Ground to First Floor Landing:

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**