Freehold

2 Bedroom

1 Reception



1 Bathroom

**Guide Price** £290,000 - £300,000



# 8 Long Beach Close, Eastbourne, BN23 5QA

\*\*\*GUIDE PRICE £290,000 - £300,000\*\*\*

Just a short walk from the stunning beach and a historic Martello Tower, this immaculate mid terraced house is located in the North Marina and within easy reach of the exciting waterfront with its many cafes and eateries. With a southerly facing rear garden and a driveway to accommodate two vehicles, this impressive home boasts two large double bedrooms, a fitted kitchen/breakfast room and sizeable sitting room. In addition, there is a modern and well presented bathroom/wc. Eastbourne Town Centre is approximately three miles distance whilst Pevensey Bay Village and the historic Pevensey Castle are also nearby.

# 8 Long Beach Close, Eastbourne, BN23 5QA

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### **Main Features**

• Mid Terraced House

• 2 Double Bedrooms

Cloakroom

Kitchen/Breakfast Room

Sitting Room

• Modern Shower Room/WC

Double Glazing

· Southerly Facing Rear Garden

· Driveway for 2 Cars

#### **Entrance**

Frosted composite double glazed door to-

#### **Entrance Hallway**

Radiator. Understairs cupboard. Polished wood laminate flooring.

#### Cloakroom

Radiator. Low level WC. Wall mounted wash hand basin. Tiled flooring.

# Kitchen/Breakfast Room

10'10 x 8'11 (3.30m x 2.72m)

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

## Sitting Room

14'8 x 11'3 (4.47m x 3.43m)

Radiator. Polished wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear garden.

## Stairs from Ground to First Floor Landing:

Radiator.

# Bedroom 1

15'2 x 11'5 (4.62m x 3.48m)

Radiator. Carpet. Double glazed window to rear aspect.

#### Bedroom 2

15'1 x 9'0 (4.60m x 2.74m)

Radiator. Polished wood laminate flooring. Access to loft (not inspected). Double glazed window to front aspect.

#### Modern Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Fully tiled walls.

#### Outside

Rear Garden: There is a secluded and southerly facing rear garden.

Parking: The driveway to the front can accommodate two vehicles.

EPC = C

Council Tax Band = C

# **Agents Note:**

Harbour Charge - £365 per year

Maintenance - Approximately £286 every 6 months

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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.