






TOWN PROPERTY



01323 412200

Freehold

 3/4 Bedrooms  1/2 Reception  2 Bathroom

£349,950



47 Beatty Road, Eastbourne, BN23 6DB

Three bedroom extended semi detached house. Offering ample of living accommodation with a large through lounge, the extension provides a big kitchen and also an additional reception room or fourth bedroom. Located within the ever popular Langney Point area of Eastbourne, convenient for local shops, bus routes and close to Eastbourne Harbour.

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£349,950**Main Features**

- Extended Semi Detached House
- 3/4 Bedrooms
- Lounge/Dining Room
- Kitchen
- Ground Floor Shower Room/WC
- Bathroom/WC
- Garden
- Driveway for 3 Vehicles
- Garage

Entrance Hallway

Radiator. Understairs storage. Double glazed window to side.

Lounge/Dining Room24'1 x 11'8 (7.34m x 3.56m)
Radiator. Electric fireplace. Double glazed window to front aspect.**Kitchen**15'0 x 14'7 / 9'3 x 7'6 (4.57m x 4.45m / 2.82m x 2.29m)
Wall and base units. Worktops. Sink. Electric hob and oven with extractor cooker hood. Radiator. Understairs cupboard. Spaces and plumbing for utilities. Double glazed door and window to rear.**Ground Floor Shower Room/WC**

Shower cubicle. Wash hand basin. Low level WC.

Reception Room/Bedroom 49'11 x 8'9 (3.02m x 2.67m)
Radiator. Double glazed patio doors to rear.**Stairs from Ground to First Floor Landing:**

Airing cupboard housing combi boiler. Double glazed window to side aspect.

Bedroom 111'10 x 9'5 (3.61m x 2.87m)
Radiator. Full width and height fitted wardrobe. Double glazed window to front aspect.**Bedroom 2**11'5 x 8'10 (3.48m x 2.69m)
Radiator. Loft access (not inspected). Double glazed window to rear aspect.**Bedroom 3**8'4 x 6'8 (2.54m x 2.03m)
Radiator. Double glazed window to front aspect.**Bathroom/WC**

Bath with shower over. Wash hand basin. Low level WC. Double glazed window to rear.

Outside

The rear garden is laid to pavers with fenced boundaries.

Parking

There is a driveway for three vehicles.

Garage13'9 x 6'6 (4.19m x 1.98m)
Up and over door.**Council Tax Band = C****EPC = D**