



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom

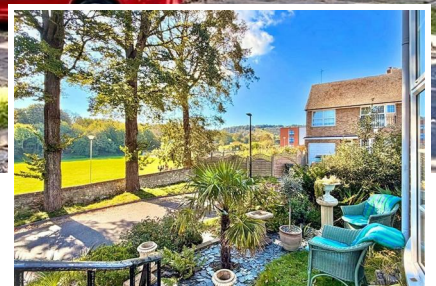


2 Reception



1 Bathroom

## £429,950



### 19 Beechwood Crescent, Eastbourne, BN20 8AE

This charming Georgian style home enjoys a picturesque green, leafy outlook to the front and boasts a beautifully landscaped rear garden, perfect for relaxing or entertaining. A private driveway leads to a substantial 30ft integral garage with power, providing excellent storage and workshop potential. The ground floor offers a welcoming layout, with a WC, a spacious lounge featuring a bow-fronted window and a dining room and kitchen that both open directly onto the garden, creating a seamless indoor outdoor flow. Upstairs, the property offers three well proportioned bedrooms alongside a stylish family bathroom complete with a claw footed roll top bath and separate shower cubicle. Ideally positioned on the borders of Summerdown and Old Town, this home forms part of a small, select residential close. It is directly opposite Gildredge House, within easy reach of Gildredge Park and adjacent to the prestigious Royal Eastbourne Golf Club, making it a superbly located residence with a blend of character, comfort and convenience.

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Eastbourne, BN20 8AE

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## Main Features

- Charming Georgian End of Terrace House
- 3 Bedrooms
- Cloakroom
- Lounge & Dining Room
- Kitchen
- Bath & Shower Room/WC
- Secluded Rear Garden
- Driveway
- Integral Garage
- Gas Central Heating & Double Glazing Throughout

## Entrance

Double glazed front door to-

## Hallway

Radiator. Engineered flooring.

## Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

## Lounge

16'8 x 12'6 (5.08m x 3.81m)

Radiator. Feature fireplace. Double glazed bow window to front aspect.

## Dining Room

10'1 x 9'3 (3.07m x 2.82m)

Radiator. Double glazed patio doors to garden.

## Kitchen

8'2 x 8'1 (2.49m x 2.46m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine and dishwasher. Extractor hood. Part tiled walls. Double glazed window to rear aspect. Double glazed stable style door to garden.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

14'8 x 10'4 (4.47m x 3.15m)

Radiator. Built in wardrobe. Double glazed bow window to front aspect.

## Bedroom 2

10'1 x 9'2 (3.07m x 2.79m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

## Bedroom 3

8'4 x 8'4 (2.54m x 2.54m)

Radiator. Double glazed window to front aspect.

## Bath & Shower Room/WC

Claw foot roll top bath. Corner shower cubicle. Low level WC. Wash hand basin. Radiator. Part tiled walls. Two frosted double glazed windows.

## Outside

The rear garden is laid to artificial lawn, with mature shrubbery, walled boundaries and a gate for rear access.

## Parking

A driveway to the front of the property provides off road parking for one vehicle.

## Garage

Up and over door. Power.

COUNCIL TAX BAND = D

EPC = C

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