



7 Beatty Road, Eastbourne, BN23 6DY

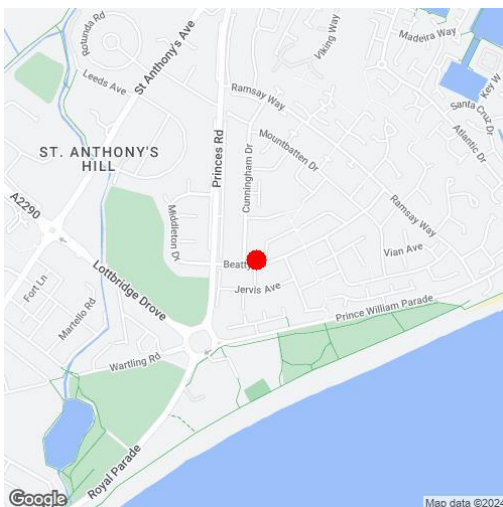
Offers in Excess of £400,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

£400,000 - £410,000 Available with no onward chain- an immaculately presented two double bedroom detached bungalow on a large corner plot located in the popular Langney Point area of Eastbourne and close to local shops, bus routes and Eastbourne's picturesque seafront. This delightful property enjoys bright and spacious accommodation comprising entrance hall, living room, modern kitchen with a range of work tops, wall and base units, integral oven and hob and with spaces for fridge freezer, washing machine and dishwasher. There is a modern shower room/wc and two good size double bedrooms with the main bedroom benefiting from built in wardrobes. This versatile property is set on a large corner plot with low maintenance gardens to the front, side and rear as well as a driveway leading to a detached garage to the rear. There is potential to extend, subject to the necessary consents. Additional benefits include gas central heating and double glazing. Early completion is available.





At a Glance:

- Two bedroom detached bungalow
- Popular Langney Point location
- Immaculately presented throughout
- Spacious sitting room
- Modern kitchen
- Modern shower room/wc
- Close to seafront, bus routes and local shops
- Low maintenance gardens to front, side and rear
- Garage and driveway
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

LIVING ROOM

17'11" (5.46m) x 11'10" (3.61m)

KITCHEN

10'1" (3.07m) x 8'1" (2.46m)

BEDROOM 1

11'10" (3.61m) x 11'1" (3.38m) to fitted wardrobes

BEDROOM 2

11'10" (3.61m) x 10'6" (3.2m)

SHOWER ROOM

OUTSIDE:

LOW MAINTENANCE GARDENS TO FRONT, SIDE & REAR

DRIVEWAY

GARAGE

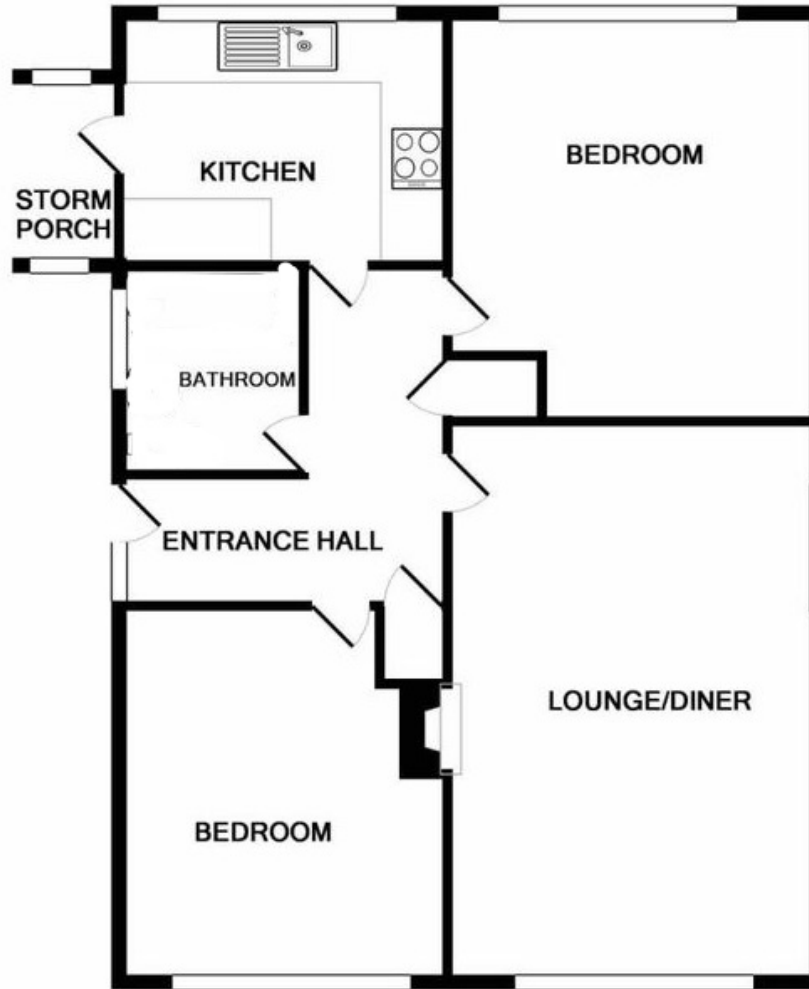
COUNCIL TAX:

Band 'D'

EPC:

'D'





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
Made with Metropix ©2017

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk