



TOWN PROPERTY



01323 412200

Freehold

£289,950

2 Bedroom 1 Reception 1 Bathroom



## 10 Beechy Gardens, Eastbourne, BN20 8NZ

Charming two bedroom mid terraced house offers well proportioned accommodation with a warm, cottage style feel, ideal for first time buyers or as an investment. The property features two good sized double bedrooms, a modern fitted kitchen, and a contemporary bathroom, along with a comfortable living space enhanced by exposed floorboards and stripped wooden doors. Further benefits include gas central heating and double glazing, while both front and rear gardens provide useful outdoor space. The property is well maintained and still offers potential if you wanted to add a driveway (STNPC). Located in the highly sought after Old Town area, it is popular for its excellent school catchments, convenient transport links, and easy access to a wide range of local amenities.

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## Main Features

- Charming Mid Terraced Old Town House
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Exposed Floorboards & Stripped Wooden Doors
- Patio & Lawned Rear Garden
- Ideally Located For Local Amenities & Popular Schools

## Entrance

Double glazed door to -

## Hallway

Radiator. Double glazed window to side aspect.

## Lounge

12'2 x 11'11 (3.71m x 3.63m)

Radiator. Double glazed window to front aspect.

NB: Log burner can stay further to separate negotiations.

## Fitted Kitchen

15'6 x 6'6 (4.72m x 1.98m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob. 'Eye' level electric oven. Plumbing and space for washing machine. Integrated fridge/freezer, dishwasher and microwave. Radiator. Double glazed window and door to rear aspect.

## Stairs from Ground to First Floor Landing:

Loft access (not inspected). Cupboard.

## Bedroom 1

17'10 x 9'11 (5.44m x 3.02m)

Radiator. Feature fireplace. Double built-in wardrobe over stairs. Double glazed window to front aspect.

## Bedroom 2

10'6 x 8'10 (3.20m x 2.69m)

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

## Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

## Outside

Rear Garden: Patio adjoining the house but mainly laid to lawn. Variety of mature trees, plants and shrubbery.

Front Garden: Laid to lawn with fenced boundaries. Paved footpath to front door.

Council Tax Band = B

EPC = D