



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

Guide Price
£280,000 - £290,000



42 Beechy Avenue, Eastbourne, BN20 8NU

*** GUIDE PRICE £280,000 - £290,000 ***

Favourably located in Old Town just yards from Pashley Down school and Albert shopping parade, this semi detached house has two double bedrooms and a mature and secluded rear garden. There is a bright sitting room, a kitchen/breakfast room and a large double glazed conservatory. In addition, there is a modern shower room/wc on the first floor and a driveway to the front provides invaluable off street parking. Excellent nearby bus links run into the town centre and further schools serving all age groups are also within walking distance.

 www.town-property.com  info@town-property.com

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Main Features

- Semi Detached House
- Two Double Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Shower Room/WC
- Driveway
- Lawned Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Close to Local Shops, Schools & Transport Links

Entrance

Frosted double glazed door to-

Lobby

Radiator. Wood laminate flooring. Double glazed window to side aspect.

Sitting Room

13'1 x 11'9 (3.99m x 3.58m)

Radiator. Wood laminate flooring. Fireplace surround with mantel above. Double glazed window to front aspect.

Kitchen/Breakfast Room

16'4 x 6'2 (4.98m x 1.88m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Space and plumbing for washing machine. Wall mounted units. Large understairs storage/meter cupboard. Radiator. Tiled flooring. Double glazed window to rear aspect. Door to-

Double Glazed Conservatory

15'3 x 9'2 (4.65m x 2.79m)

Wood laminate flooring. Double glazed windows. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing

Radiator. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

16'2 x 9'6 (4.93m x 2.90m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 2

9'0 x 8'5 (2.74m x 2.57m)

Radiator. Wood laminate flooring. Built in wardrobe. Airing cupboard housing gas boiler. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Tiled walls and flooring. Radiator. Frosted double glazed window.

Outside

The mature and secluded rear gardens feature areas of lawn and well stocked flower and shrub borders. There is a store shed included and gated side access.

Parking

A driveway provides off street parking.

EPC = D

COUNCIL TAX BAND = B

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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.