

Beechy Avenue,Eastbourne BN20 8NX

fox & sons

welcome to

Beechy Avenue, Eastbourne

GUIDE PRICE £280,000 - £300,000A well-presented two-bedroom semi-detached house situated in the highly desirable Old Town area of Eastbourne. The property benefits from a spacious lounge, a fitted kitchen/breakfast room, driveway providing off-road parking, and a private rear garden.

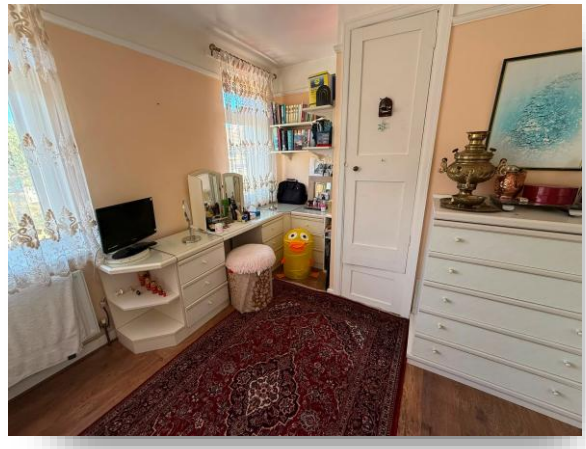












Entrance Hall

Lounge
13' 4" into recess x 11' 11" (4.06m into recess x 3.63m)

Kitchen / Breakfast Room
16' 4" max x 6' 6" (4.98m max x 1.98m)

First Floor Landing

Bedroom 1
16' 5" into recess x 10' (5.00m into recess x 3.05m)

Bedroom 2
8' 9" x 9' (2.67m x 2.74m)

Bathroom

Rear Garden

Parking

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- TWO BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.

guide price

£280,000 - £300,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121200

The Property Ombudsman

Property Ref:
EBN121200 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 410911

Eastbourne@fox-and-sons.co.uk

19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

fox-and-sons.co.uk

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