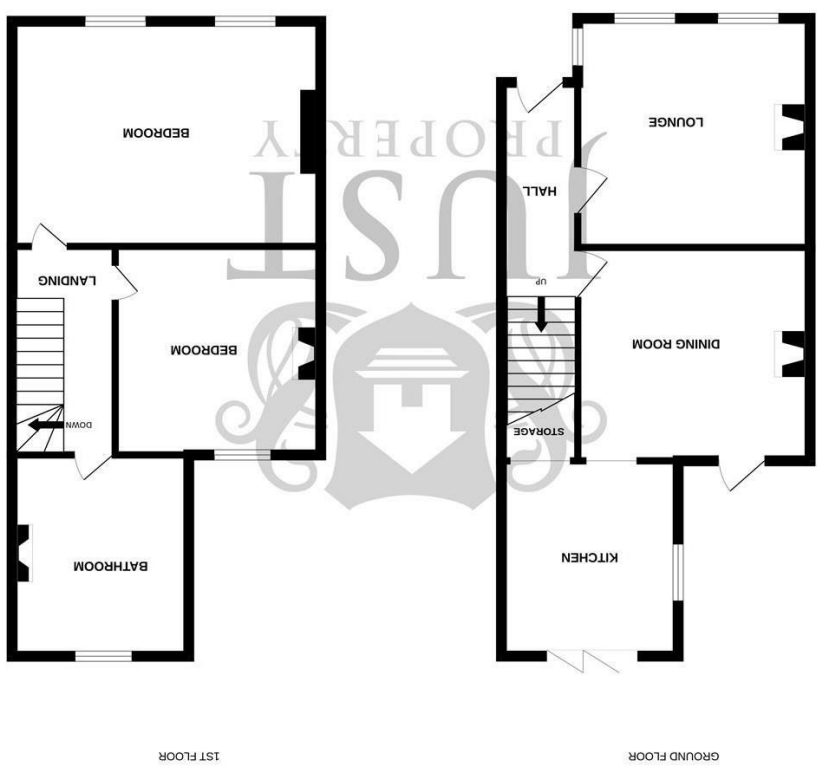
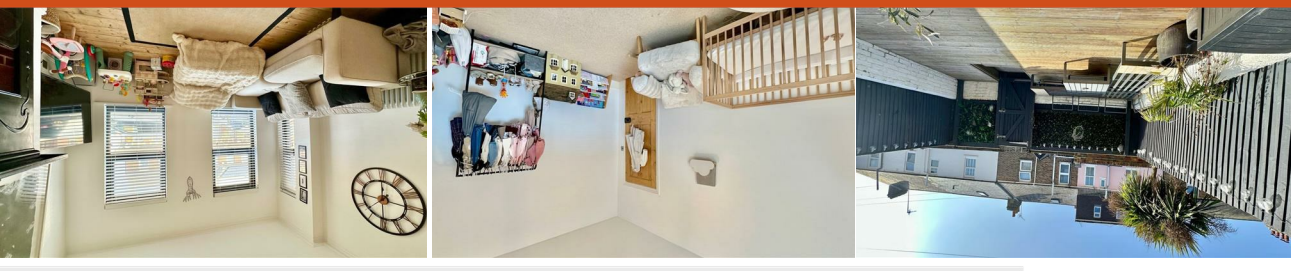


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	86



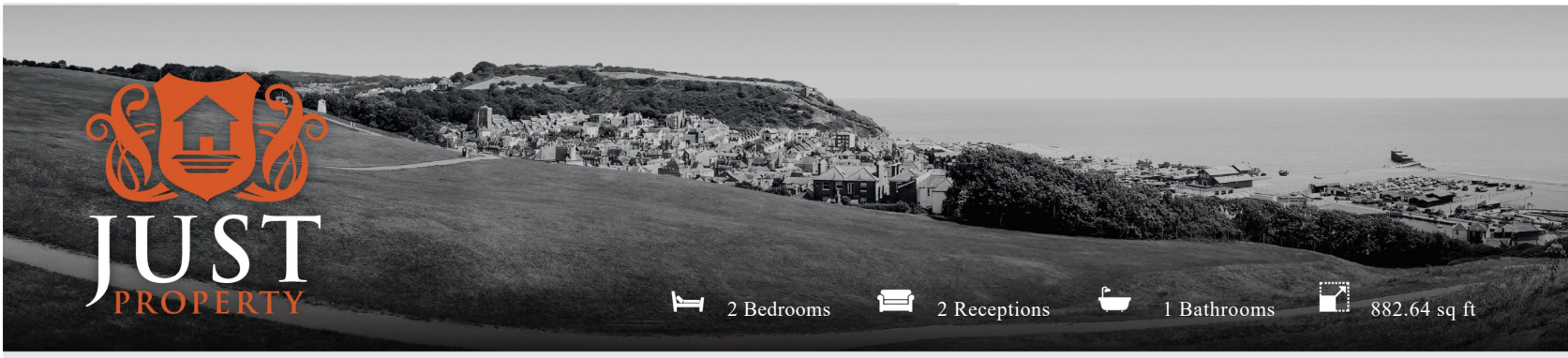
These plans have been made to ensure the accuracy of the building structure, measurements and dimensions. The drawings and descriptions are not intended to be a contract. All measurements are taken to the internal face of walls and doors. All measurements are taken to the internal face of walls and doors. All measurements are taken to the internal face of walls and doors.



47 Bexhill Road, Eastbourne, BN22 7JJ

# FLOORPLANS

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2 Bedrooms    2 Receptions    1 Bathrooms    882.64 sq ft

47 Bexhill Road, Eastbourne, BN22 7JJ

Freehold

# £299,950





Freehold

£299,950

2 Bedrooms 2 Receptions 1 Bathrooms 882.64 sq ft

## PROPERTY DETAILS

Nestled on Bexhill Road in the charming seaside town of Eastbourne, this delightful two bedroom Victorian Mid-Terrace home offers a perfect blend of classic elegance and modern convenience. Being moments away from Princess Park and the Seafront where lovely walks can be enjoyed. Local shops and bus routes and conveniently located just moments away. Being in the Roselands Area of Eastbourne, there is also a selection of great schools.

The property features two spacious reception rooms, both with original wooden floorboards & fireplaces with an open fire in the lounge. The heart of the home is undoubtedly the fully integrated contemporary kitchen with karndeian flooring, benefitting from a immersion hob/inbuilt extractor fan and wine fridge. Boasting bi-folding doors that seamlessly connect the indoor space to the decked garden, perfect for enjoying al fresco dining during summer. The garden provides rear access through the back gate.

This residence comprises two well-proportioned double bedrooms, providing ample space for a small family. The standout feature of the property is the magnificent modern bathroom, complete with a luxurious freestanding bath, walk in shower, Mr & Mrs sinks and a feature fireplace offering a serene space for relaxation. The bathroom also benefits from built in electric tooth brush chargers

This charming Victorian home also benefits from new windows and radiators throughout. Parking is also regularly available on street.

Don't miss the opportunity to make this lovely property your new home. Call Just Property on 01424 444100 to arrange a viewing.



## ROOM DIMENSIONS

Front Door

Lounge  
12'1" x 11'8" (3.70 x 3.57)

Dining Room  
12'0" x 11'6" (3.68 x 3.53)

Kitchen  
11'2" x 9'1" (3.42 x 2.77)

Understair Storage

Upstairs

Bathroom  
11'5" x 8'6" (3.50 x 2.60)

Bedroom  
15'2" x 9'4" (4.63 x 2.87)

Bedroom  
11'6" x 9'8" (3.53 x 2.97)

Rear Garden

## FEATURES

- Victorian Terrace Home
- Bifold Doors Into Garden
- Original Wooden Flooring
- Family Bathroom
- Decked Rear Garden
- Rear Access
- Fully Integrated Kitchen
- Under Stair Storage
- Original Fireplaces
- Loft Space

