TOWN PROPERTY

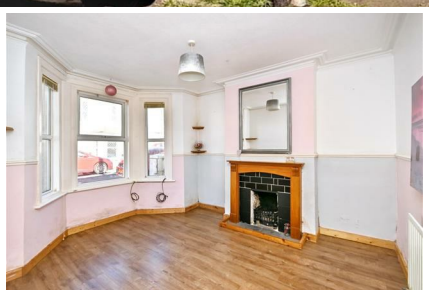
01323 412200

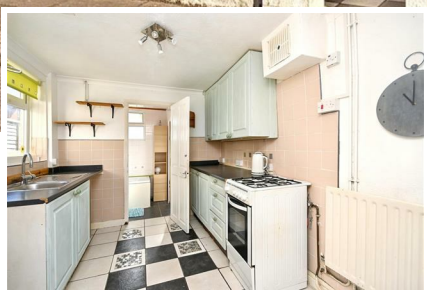
Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £230,000 - £250,000









14 Beltring Road, Eastbourne, BN22 8JH

Guide Price £230,000-£250,000
A three bedroom mid terrace period home that offers spacious and versatile accommodation, featuring two reception rooms including a bright bay fronted sitting room. The property benefits from a ground floor bathroom and a practical layout suited to both families and investors. It is double glazed throughout, with a combi boiler installed approximately three years ago, providing efficient heating and hot water. Externally, the home boasts a generously sized lawned rear garden, ideal for outdoor enjoyment. Whilst the property would benefit from some updating, it is deemed a perfect first time buy or investment. Offered chain free, it is conveniently located in a popular seaside area, within easy reach of the town centre, train station and seafront.

Freehold

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Main Features

- Period Terraced House
- 3 Bedrooms
- Bay Fronted Lounge
- Dining Room
- Kitchen
- Ground Floor Bathroom/WC
- Lawned Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Transport Links & The Seafront
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
13'0 x 10'6 (3.96m x 3.20m)
Radiator. Fireplace. Double glazed bay window to front aspect.

Dining Room
11'1 x 10'11 (3.38m x 3.33m)
Radiator. Double glazed window to rear aspect.

Kitchen
10'5 x 8'7 (3.18m x 2.62m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Space for cooker. Understairs storage area. Part tiled walls. Radiator. Double glazed window to side aspect. Double glazed door to garden.

Ground Floor Bathroom
Panelled bath with shower over. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
13'11 x 10'8 (4.24m x 3.25m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
10'11 x 8'8 (3.33m x 2.64m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
10'4 x 7'5 (3.15m x 2.26m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Outside
The rear garden is laid to lawn and patio with gated rear access.

COUNCIL TAX BAND = B

EPC = D

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.