Freehold
Guide Price
£250,000 - £260,000

🛏 2 Bedroom   🛋 2 Reception   🛁 1 Bathroom

79 Beach Road, Eastbourne, BN22 7HA

GUIDE PRICE £250,000 - £260,000

This charming period semi detached house is located just yards from Eastbourne's picturesque seafront with Princes Park located just a short walk. The light and spacious accommodation comprising of an entrance porch, two good sized reception rooms and a modern kitchen. Upstairs there are two bedrooms and a spacious bathroom with separate shower cubicle. Other benefits include gas central heating, double glazing and a rear patio garden. The property is being offered CHAIN FREE.

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Main Features

- Semi Detached House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bath & Shower Room/WC
- Patio Garden
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Porch
Door to-

Entrance Hallway
Further door to-

Lounge
11'9 x 11'6 (3.58m x 3.51m)
Feature fireplace with decorative surround. Radiator. Double glazed bay window to front aspect.

Dining Room
14'6 x 10'5 (4.42m x 3.18m)
Fireplace recess. Radiator. Cupboard housing boiler for gas central heating. Double glazed window to rear. Door to-

Kitchen
11'7 x 6'7 (3.53m x 2.01m)
Range of wall and base units. Single drainer sink unit with mixer tap over. Space for slimline dishwasher. Space for fridge freezer. Inset four burner hob with electric oven under and extractor hood over. Further cupboards and drawers. Wall mounted towel radiator. Window to side and door to rear garden.

Stairs from Ground to First Floor Landing

Bedroom 1
11'8 x 10'4 (3.56m x 3.15m)
Radiator. Fitted cupboard. Double glazed bay window to front aspect.

Bedroom 2
11'10 x 6'11 (3.61m x 2.11m)
Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC
White suite comprising of panelled bath and corner shower unit. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Outside
There is a rear patio garden with raised flower beds and gated side access.

EPC = D

Council Tax Band = C