



TOWN PROPERTY



01323 412200

Freehold



4/5 Bedroom



2 Reception



2 Bathroom

Guide Price £320,000-
£340,000



26 Beach Road, Eastbourne, BN22 7EY

GUIDE PRICE £320,000 to £340,000

Substantial and versatile Victorian house which has been much improved and offers generous accommodation spanning three floors, comprising of; five bedrooms, two reception rooms, contemporary kitchen, rear garden and two bathrooms plus an additional WC. Being sold with no onward chain, Beach Road adjoins our award winning seafront and also conveniently located for amenities, schools, theatres, train station, harbour and much more.



www.town-property.com



info@town-property.com

26 Beach Road,
Eastbourne, BN22 7EY

Guide Price £320,000-
£340,000

Main Features

- Victorian Terraced House
- 4/5 Bedrooms
- Lounge
- Dining Room
- Ground Floor Cloakroom
- Kitchen
- Bathroom/WC
- Shower Room
- Southerly Facing Rear Garden
- No Onward Chain

Entrance

Double glazed front door to-

Entrance Hallway

Radiator.

Lounge

14'2 x 13'4 (4.32m x 4.06m)

Radiator. Electric fireplace. Double glazed bay window to front aspect.

Dining Room

13'3 x 11'4 (4.04m x 3.45m)

Radiator. Understairs storage cupboard. Double glazed window to rear aspect.

Kitchen

9'5 x 9'5 (2.87m x 2.87m)

Fitted range of wall and base units, worktops with inset single drainer sink unit. Electric hob and electric oven under. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Radiator. Double glazed window and double glazed door to rear garden.

Cloakroom

Low level WC. Wall mounted wash hand basin. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Radiator.

Bedroom 2

11'6 x 10'0 (3.51m x 3.05m)

Radiator. Double glazed window to front aspect.

Bedroom 3

Radiator. Double glazed window to rear aspect.

Bedroom 4

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower screen and shower over. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator. Airing cupboard house gas boiler and hot water cylinder. Double glazed window to side aspect.

Stairs from First Floor to Second Floor Landing

Bedroom 1

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 5/Office

Radiator. Under eaves storage. Two double glazed velux windows.

Shower Room

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity cupboard under. Tiled flooring. Extractor fan. Heated towel rail.

Outside

The rear garden has a southerly facing aspect and is laid partly to lawn with planted mature borders containing a variety of shrubs there is also an area of patio adjoining the property. Timber framed shed and gated access.

COUNCIL TAX BAND = C

EPC = D

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.