



**14 Beechwood Crescent, Eastbourne,
East Sussex, BN20 8AE
£320,000**

Rager & Roberts



14 Beechwood Crescent, Eastbourne, East Sussex, BN20 8AE

Enviably situated close to Gildredge Park - a 3 bedroom terraced style house with an attractive courtyard style garden and garage.

entrance hall • spacious sitting room • dining room • fitted kitchen • 3 bedrooms • bathroom/wc • large boarded loft area
gas fired central heating and double glazing • attractive front and rear gardens • garage

Description

Enviably situated close to Gildredge Park - a 3 bedroom end of terrace house with an attractive courtyard style garden and garage. The accommodation has been well maintained over the years and now affords great potential for a small family or for a retirement home. Early vacant possession is available if required and an internal inspection is strongly recommended.

Location

The property is located just at the edge of Gildredge Park and within the catchment area of the Gildredge House Free School. The amenities of the town centre are easily accessible and include the comprehensive and substantially upgraded shopping thoroughfare as well as main line railway services to London Victoria and to Gatwick. Sporting facilities in the area include tennis at Gildredge Park, 3 principal golf courses and one of the largest sailing marinas on the south coast.

The property is approached by its private front foot path. Double glazed front door leading to

Entrance Hall with radiator.

Spacious Sitting Room 16'x13'10" (4.88mx4.22m) measured into the wide window bay, period style fireplace surround inset with coal effect gas fire, radiator and communicating via folding doors to

Dining Room 10'x8'7" (3.05mx2.62m) with deep storage cupboard below stairs, radiator, double glazed sliding doors leading to the courtyard style rear garden.

Kitchen 10'x8'1" (3.05mx2.46m) fitted with a range of working surfaces with drawers and cupboards below and matching wall mounted cabinets over, stainless steel sink unit with mixer tap, integrated Zanussi electric oven with four ring gas burning hob and filter hood over, space and plumbing for washing machine, space and plumbing for dishwashing machine, space for refrigerator/freezer, double glazed casement doors leading to the garden.

The staircase rises from the hall to the **First Floor Landing**.

Bedroom 1 14'5"x11" (4.4mx3.35m) measured into the wide window bay, built in double wardrobe cupboard with further storage above, radiator.

Bedroom 2 11'x10'1" (3.35mx3.07m) including the deep door recess, built in double wardrobe cupboard with further storage above, cupboard housing the lagged hot water cylinder, radiator.

Bedroom 3 9'6"x5'11" (2.9mx1.8m) including the door recess, built in wardrobe cupboard, radiator.

Bathroom fitted with a white suite comprising panelled bath with Mira electric shower unit over with shower curtain, pedestal wash basin, low level wc, ladder radiator, fully tiled walls and floor, large window.

From the landing there is a large access hatch giving access via a retractable ladder to the

Large fully boarded Loft Area 13'x12'10" (3.96mx3.9m) (approximate dimensions) wall mounted Worcester gas fired boiler, radiator, enclosed storage area.

Outside

There are attractively maintained gardens arranged at the front and rear of the property. The rear garden is arranged in a courtyard style and secures a high degree of privacy and available afternoon sunshine. Gated rear access. The front garden is attractively landscaped and planted with ornamental shrubs.

Garage located in a nearby block with up and over door.

Tenure

Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH
Tel: 01323 430133
Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
Eastbourne BN21 1RS
Tel: 01323 419911
Fax: 01323 641941

ALFRISTON

1 North Street
Alfriston BN26 5UG
Tel: 01323 871171
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.