



# BROOK GAMBLE



**22 Beechy Avenue, Eastbourne, BN20 8NS**

**£385,000**

Welcome to Beechy Avenue, Eastbourne - a CHARMING PROPERTY that boasts TWO RECEPTION ROOMS, FOUR BEDROOMS, and one bathroom. This delightful house offers a perfect blend of character and modern living. Situated in the FAVOURED OLD TOWN LOCATION, this property is ideal for families looking to be close to local schools and amenities. The house has been BEAUTIFULLY EXTENDED, providing ample space for comfortable living. One of the highlights of this property is the AMAZING SPACIOUS FITTED KITCHEN, and it also benefits from a BEAUTIFUL GARDEN. With PARKING SPACE FOR TWO VEHICLES, convenience is at your doorstep. Don't miss the opportunity to own this stunning four bedroom house in a sought-after area of Eastbourne, its own solar panels, which generate a yearly income. A must see home. Sole Agents.

### **Accommodation comprising:**

Double glazed front door, entrance porch, double glazed window to side, further double glazed window to side, main hallway door.

### **Hallway**

Stairs rising to first floor landing, wall mounted thermostat, laminate wood flooring.

### **Dining Room 10'0" x 9'8" (3.05m x 2.95m)**

With laminate wood flooring, radiator coving picture rail double glaze window to front aspect

### **Lounge 14'0" x 10'9" (4.27m x 3.28m)**

With laminate wood flooring, radiator, coving to ceiling, double glazed window to front aspect, door leading through to kitchen, door leading through to ground floor bedroom or study.

### **Ground Floor Bedroom/Study 13'6 x 12'1 (4.11m x 3.68m)**

With a heated towel ladder, coving to ceiling, double glazed door leading to rear garden.

### **Modern Fitted Kitchen Breakfast Room 20'4" max x 13'5" (6.20m max x 4.09m)**

Fitted in a range of wall and floor cupboards and base units, in a gloss fronted grey finish, handleless kitchen, with a complementary work surface, double bowl sink unit and mixer taps, tiled splashback, recessed spotighting, space for under counter appliances, tiled splashback, space and plumbing for washing machine, space for tumble dryer, space for large American style fridge freezer, Wall mounted "Valiant" gas central heating boiler, double glazed window to rear, double glazed door leading onto rear garden, under stairs storage cupboard, tiled flooring, further storage cupboard with coving to ceiling.

### **Ground Floor Cloakroom**

With low-level WC, half tiled walls, wash hand basin, electric shaver point, coving to ceiling, double glazed window to rear aspect.

### **First Floor Landing**

Airing cupboard housing hot water cylinder with shelving, double glazed window to rear aspect, hatch to loft with pulldown ladder, radiator.

### **Separate Cloakroom**

Low-level WC, fully tiled walls, double glazed window to rear aspect.

### **Bathroom**

Fitted with a white suite, bath with wall mounted "Triton" electric shower with riser rail and shower attachment, fully tiled walls, wash hand basin vanity unit, heated towel ladder, double glazed window to rear aspect.

### **Bedroom 1 12'4" x 9'9" (3.76m x 2.97m)**

Laminate wood flooring, double glazed window to front aspect.

### **Bedroom 2 12'9 x 8'8 (3.89m x 2.64m)**

With built-in storage cupboard, further storage cupboard area, double glazed window to front aspect.

### **Bedroom 3 9'7 x 8'0 (2.92m x 2.44m)**

Radiator, double glazed window to rear aspect.

### **Loft**

With pull-down ladder, fully boarded with Velux window and able to be used as a usable loft room, please note this is not a loft conversion.

### **Front Garden**

Providing off road parking for two vehicles.

### **Rear Garden**

A beautifully landscaped garden with raised flower borders, housing mature shrubs and plants, large lawn area with a patio at the rear, a large patio area stepping out from the kitchen door leading to a covered pergola where you can make use of the garden come rain or shine, brick built shed, gate to side.

### **Solar Panels**

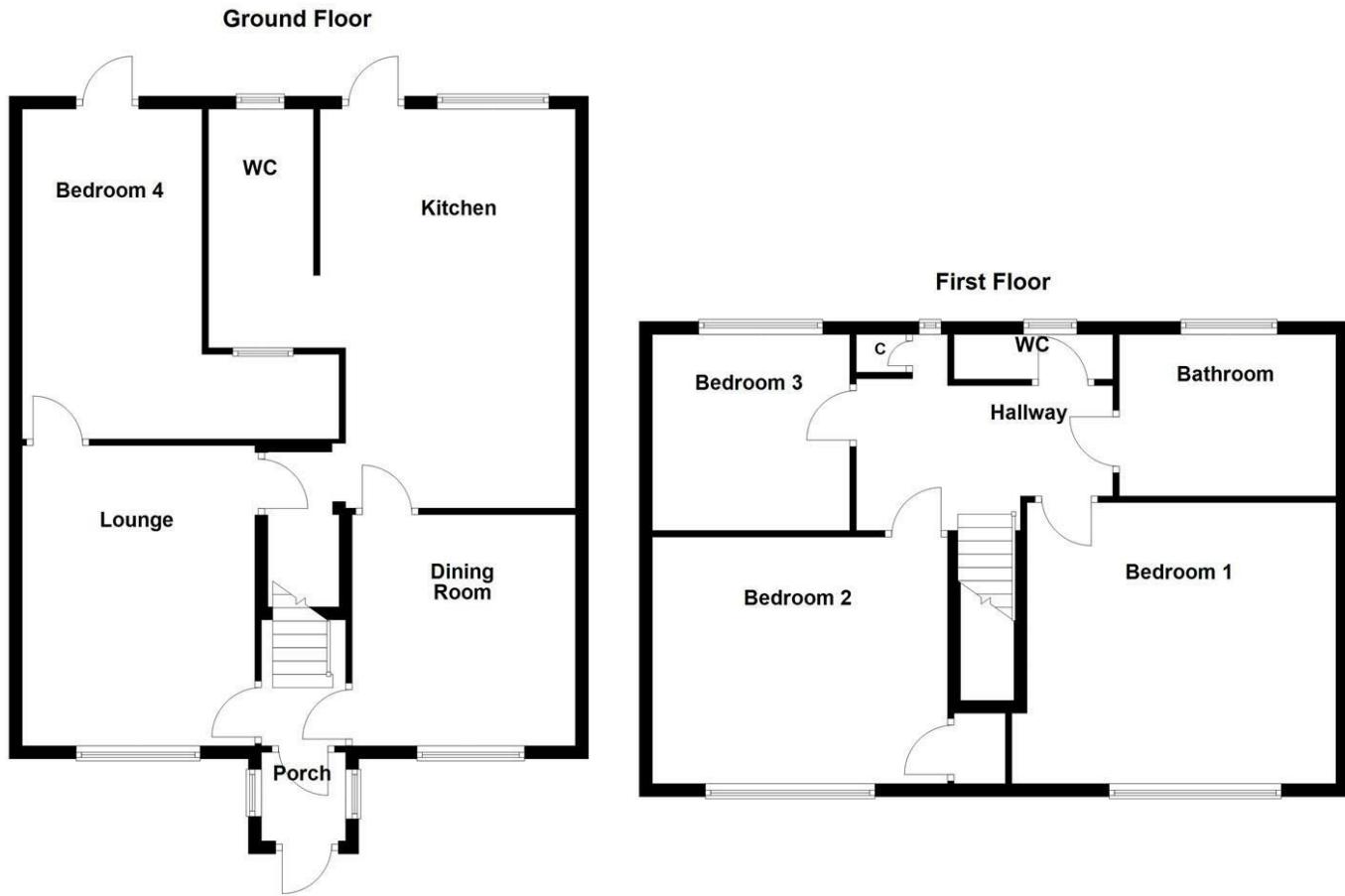
The property owns its own solar panels which generate an income in excess of £1000.00 per annum.

### **Other Information**

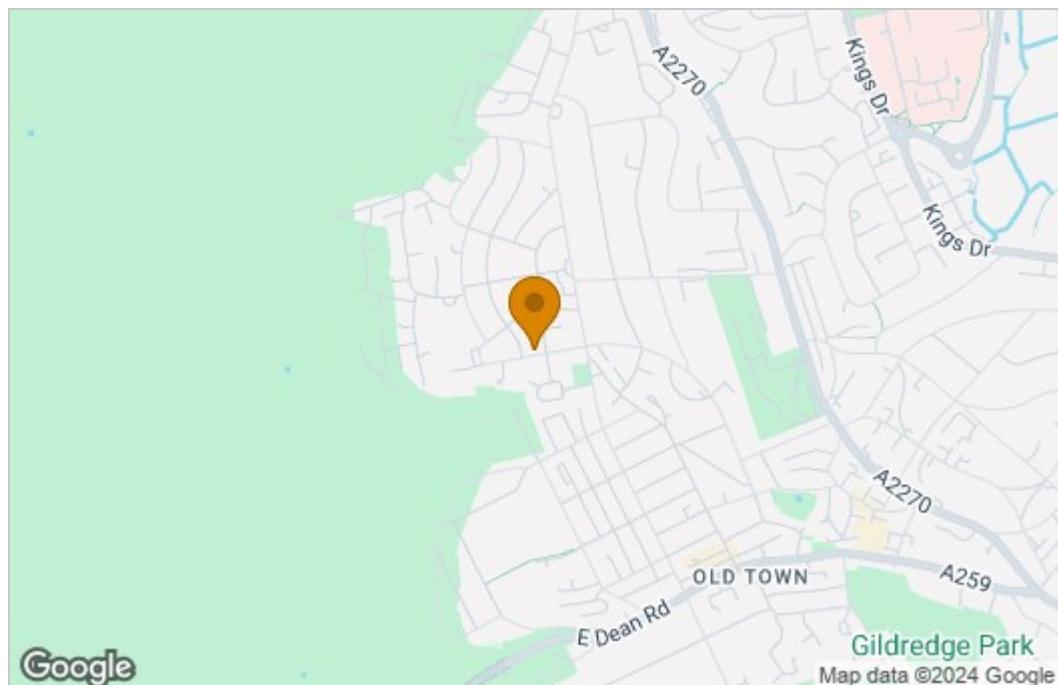
Council Tax Band B - Eastbourne Borough Council

Total floor area 35 square metres

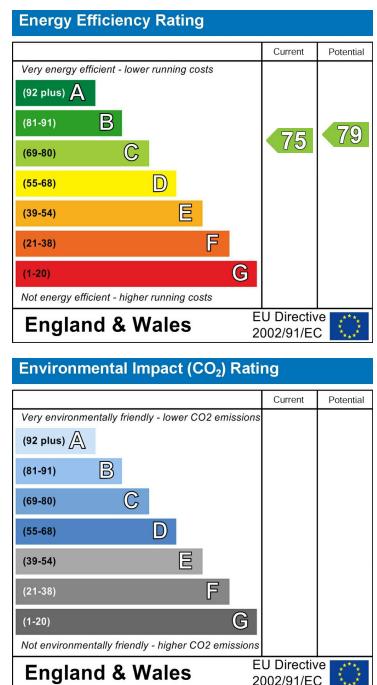
## Floor Plan



## Area Map



## Energy Efficiency Graph



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