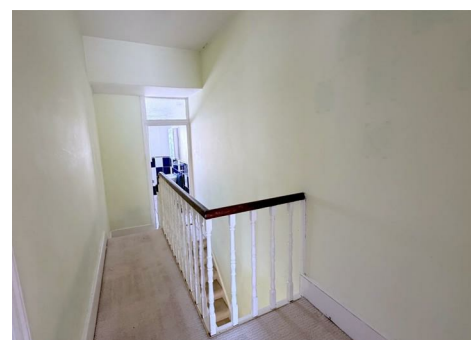
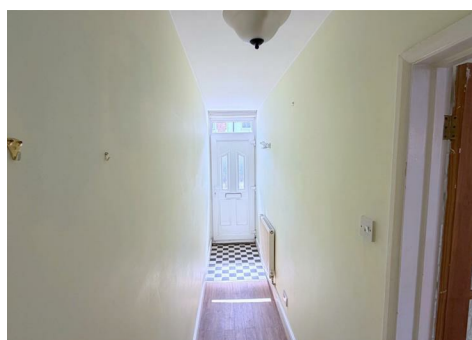


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40 Beltring Road, Eastbourne, East Sussex, BN22 8JH
Chain Free £239,950 Freehold

An opportunity has arisen to purchase this **WELL PRESENTED TWO BEDROOMED MID TERRACED HOME**, in this popular Seaside location. The property is offered with gas fired central heating, sealed unit double glazing, modern fitted kitchen and bathroom with low maintenance gardens to rear. The property is conveniently situated being within walking distance of local amenities, shops, schools, local park/recreational ground and bus routes. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately one mile distant. **EPC-D**



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ENTRANCE HALL * LOUNGE OPENING TO DINING ROOM * FITTED KITCHEN * LANDING * TWO DOUBLE BEDROOMS * BATH/SHOWER ROOM/WC * PATIO GARDENS TO REAR * GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZING * CHAIN FREE *



The accommodation

Comprises:

Front door to:

ENTRANCE HALL

SITTING ROOM

14'0 into bay x 10'8 into chimney recess (4.27m into bay x 3.25m into chimney recess)

With upvc bay window to front, radiator, coved ceiling, feature fireplace surround with open cast iron working fireplace, laminate oak style flooring, archway to:

DINING ROOM

11'8 x 11'3 (3.56m x 3.43m)

With upvc windows to rear, laminate oak style flooring, radiator, understairs storage cupboard housing gas and electric meters, recently replaced metal fuse box (2022).

KITCHEN

9'9 x 7'7 (2.97m x 2.31m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset one and a half bowl sink unit with mixer taps. Plumbing and space for washing machine and fridge freezer. Four burner Bosch gas hob with extractor above, eye level electric oven.

Stairs rising to:

FIRST FLOOR LANDING

With a hatch to the loft.

BEDROOM ONE

14'0 x 11'1 (4.27m x 3.38m)

With upvc windows to front, radiator, feature fireplace surround, pine stripped flooring, coved ceiling.

BEDROOM TWO

11'1 x 9'0 chimney brest recess (3.38m x 2.74m chimney brest recess)

Upvc windows to rear, radiator.

BATHROOM/WC

9'10 x 7'8 (3.00m x 2.34m)

With a white suite comprising panelled bath, with shower attachment over, low level wc, pedestal hand wash basin separate shower cubicle, with thermostatic shower unit over, obscure upvc window to rear.

OUTHOUSE

Situated to the rear of the building with gated access, wall mounted gas combination boiler for the provision of gas fired central heating and domestic hot water.

COURTYARD GARDENS

Patio style low maintenance gardens to rear with gated access to side

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

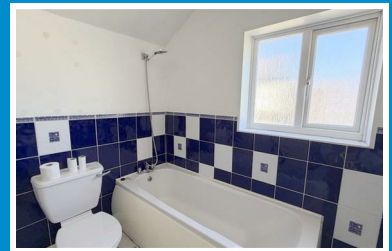
9:00am - 5:30pm Saturdays





TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.