



# BROOK GAMBLE



**5 Ascham Place, Eastbourne, BN20 7QQ**

**Guide Price £465,000**

GUIDE PRICE -£465,000 - £475,000. Brook Gamble are delighted to offer a RARELY AVAILABLE three bedroom SEMI-DETACHED HOUSE in the highly sought after MEADS area of Eastbourne in the exclusive ASCHAM PLACE, within easy reach of Meads Village. Benefitting from MODERN, TASTEFUL DECOR THROUGHOUT, open plan LOUNGE AND DINING AREA, kitchen with BUILT-IN APPLIANCES, three good sized bedrooms, double glazing and gas central heating, GARAGE and OFF ROAD PARKING for numerous vehicles. Being offered CHAIN FREE.

Double glazed front door to:

### Entrance Hallway



Wall mounted thermostat. Radiator. Ceiling coving. Stairs to first floor landing.

### Ground Floor Cloakroom



Low level WC. Wash hand basin with tiled splashback. Tiled floor. uPVC double glazed window to front.

### Lounge/Dining Room 26'6" x 12'9" max (8.08m x 3.89m max)



Feature fire surround. Ceiling coving. uPVC double glazed window to front overlooking front lawn. uPVC double glazed French doors to rear garden.

### Kitchen 9'9" x 8'10" (2.97m x 2.69m)



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Inset four ring electric hob with extractor hood above and electric oven below. Fitted fridge freezer. Fitted Diplomat dishwasher. Fitted washing machine. Cupboard concealing wall mounted Vaillant boiler. uPVC double glazed window to rear garden.

Stairs, from entrance hall, to:

### First Floor Landing

Airing cupboard housing hot water cylinder and shelving. Hatch to loft, with pull-down ladder. uPVC double glazed window to side.

**Bedroom 1 12'2" x 11'6" (3.71m x 3.51m)**



Built-in double wardrobe. Radiator. Ceiling coving. uPVC double glazed window to front aspect.

**Bedroom 2 12'2" max x 12'1" (3.71m max x 3.68m)**



Built-in wardrobes. Radiator. Ceiling coving. uPVC double glazed window to rear overlooking rear garden.

**Bedroom 3 7'11" x 6'8" (2.41m x 2.03m)**



Built-in wardrobe. Radiator. Ceiling coving. uPVC double glazed window to front aspect.

**Shower Room**



Large walk-in shower cubicle with wall mounted shower and riser rail. Wash hand basin with mixer tap. Heated towel ladder. Extractor fan. Tiled walls. Recessed ceiling spotlighting. Tiled floor. uPVC double glazed window to rear.

## Outside



The property enjoys the benefits of front and rear gardens.

The front garden is laid to lawn with driveway, providing parking for numerous vehicles, for leading to:

## Garage



Up and over door.

## Rear Garden



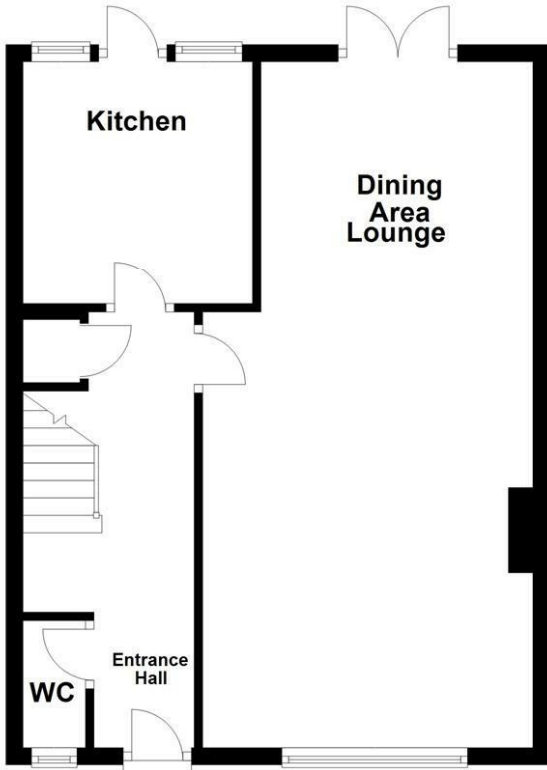
The rear garden is laid to patio with brick built planters containing an attractive variety of mature shrubs and plants. The garden is enclosed by timber fencing and there is a garden shed. Personal door to garage.

## Other Information

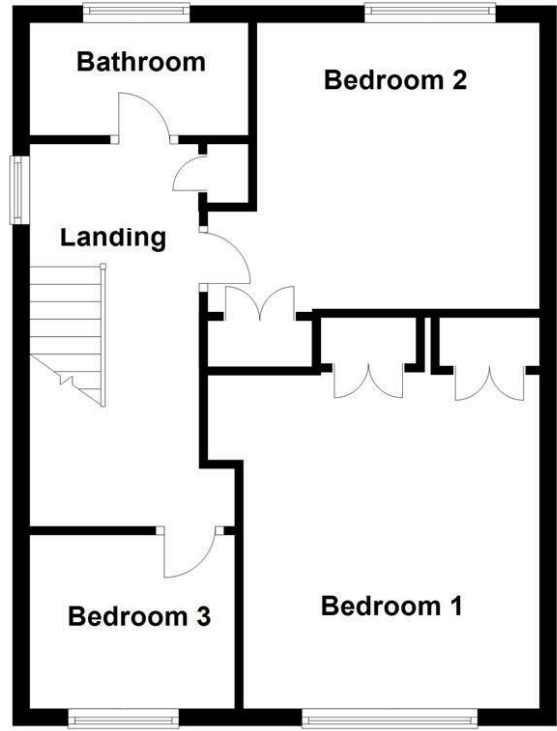
Council Tax Band E

# Floor Plan

**Ground Floor**

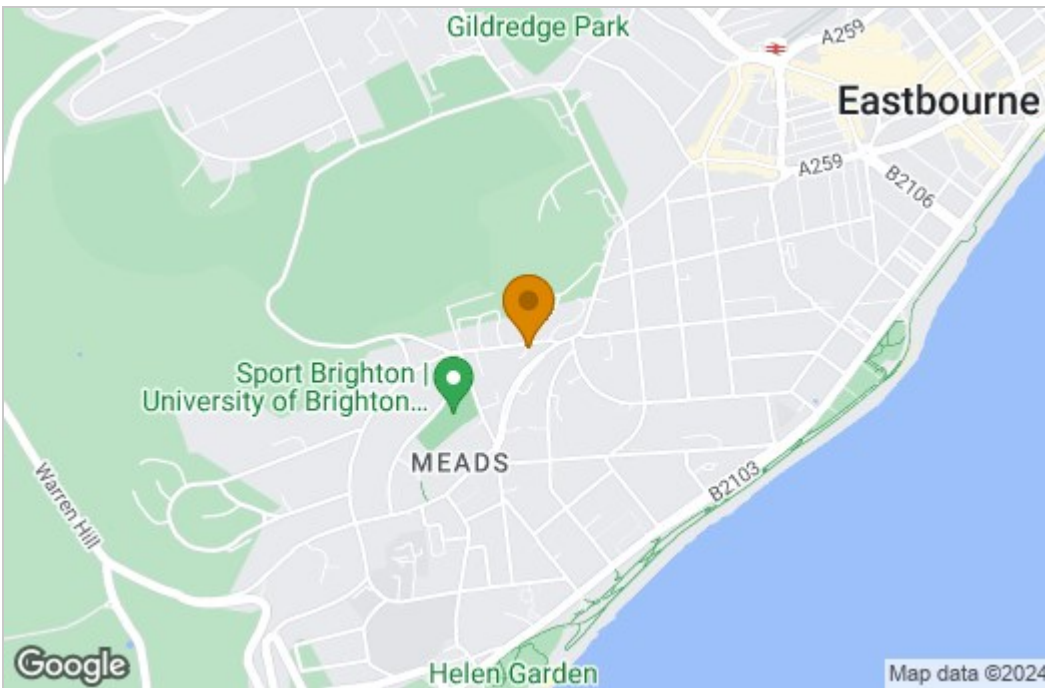


**First Floor**

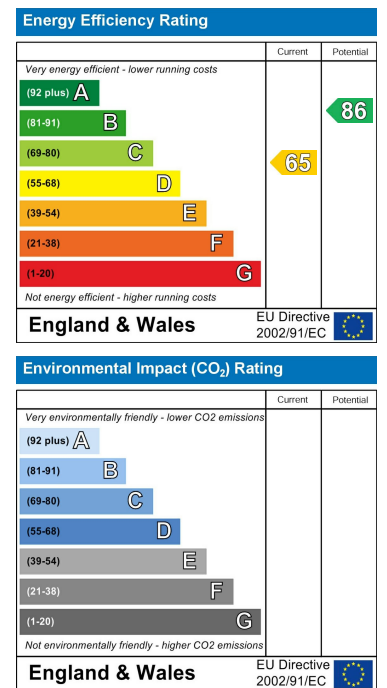


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.