



# BROOK GAMBLE



**8 Church Street, Eastbourne, BN21 1HT**

**£389,950**

Brook Gamble are delighted to be offering a FOUR BEDROOM SEMI-DETACHED TOWNHOUSE located in the HEART OF OLD TOWN, WITHIN EASY REACH OF GOOD LOCAL SCHOOLS AND WAITROSE. With TASTEFUL, MODERN DECOR THROUGHOUT and RETAINING MANY PERIOD FEATURES, this delightful home benefits from a SPACIOUS KITCHEN/BREAKFAST ROOM, LOUNGE WITH FITTED SHUTTER BLINDS, MASTER BEDROOM WITH FITTED SHUTTER BLINDS, one EN SUITE BEDROOM, and a family bathroom. Sole Agents.

Double glazed front door to:

**Entrance Hallway**



Under stairs storage cupboard. Utility area with space and plumbing for washing machine. Space for further appliance. Stairs to first floor landing. Radiator. Corniced ceiling. Laminate wood flooring.

**Lounge 14'6" 13'7" (4.42m 4.14m)**



Feature fire surround. Dado rail. Radiator. Ceiling coving. Double glazed bay window to front aspect with fitted shutter blinds. Laminate wood flooring.

**Kitchen/Breakfast Room 16'3" x 11'8" (4.95m x 3.56m)**



Fitted with a range of wall and base units with complementary work surface. Island unit incorporating one and a half bowl sink unit and complementary work surface, creating breakfast area. Fitted electric hob with extractor hood above and electric oven below. Space for gas range style cooker with extractor hood above, built into chimney breast with exposed brickwork. Space for large American style fridge freezer. Radiator. Double glazed window to rear. Glazed French doors opening to rear garden.

Stairs, from entrance hallway, to:

**First Floor Landing**



Stairs to second floor landing.

### Bedroom 4 with En Suite Shower



Walk-in shower cubicle with wall mounted electric shower and riser rail. Radiator. Extractor fan unit. Double glazed window, to rear aspect, with views across Old Town.

### Separate Cloakroom

Low level WC. Wash hand basin. Double glazed window to side.

### Family Bathroom 11'7" x 5'9" (3.53m x 1.75m)



White suite comprising bath, with mixer tap, tiled splashback and wall mounted shower with riser rail, wash hand basin inset into vanity unit, and low level WC. Cupboard housing hot water cylinder with shelving for linen above. Radiator. Double glazed window to rear aspect.

### Master Bedroom 16'7" x 11'9" (5.05m x 3.58m)



Radiator. Dado rail. Corniced ceiling. Two double glazed windows to front with fitted shutter blinds.

Stairs, from first floor landing, to:

### Second Floor Landing

Hatch to loft area. Double glazed window to side aspect.

### Bedroom 2 16'8" x 13'1" (5.08m x 3.99m )



Radiator. Double glazed window to rear with fine, far reaching views across Old Town.

### Bedroom 3 16'9" x 10'2" (5.11m x 3.10m)



Built-in wardrobe with hanging rail. Radiator. Recessed ceiling spotlighting. Double glazed window to front aspect.

### Outside

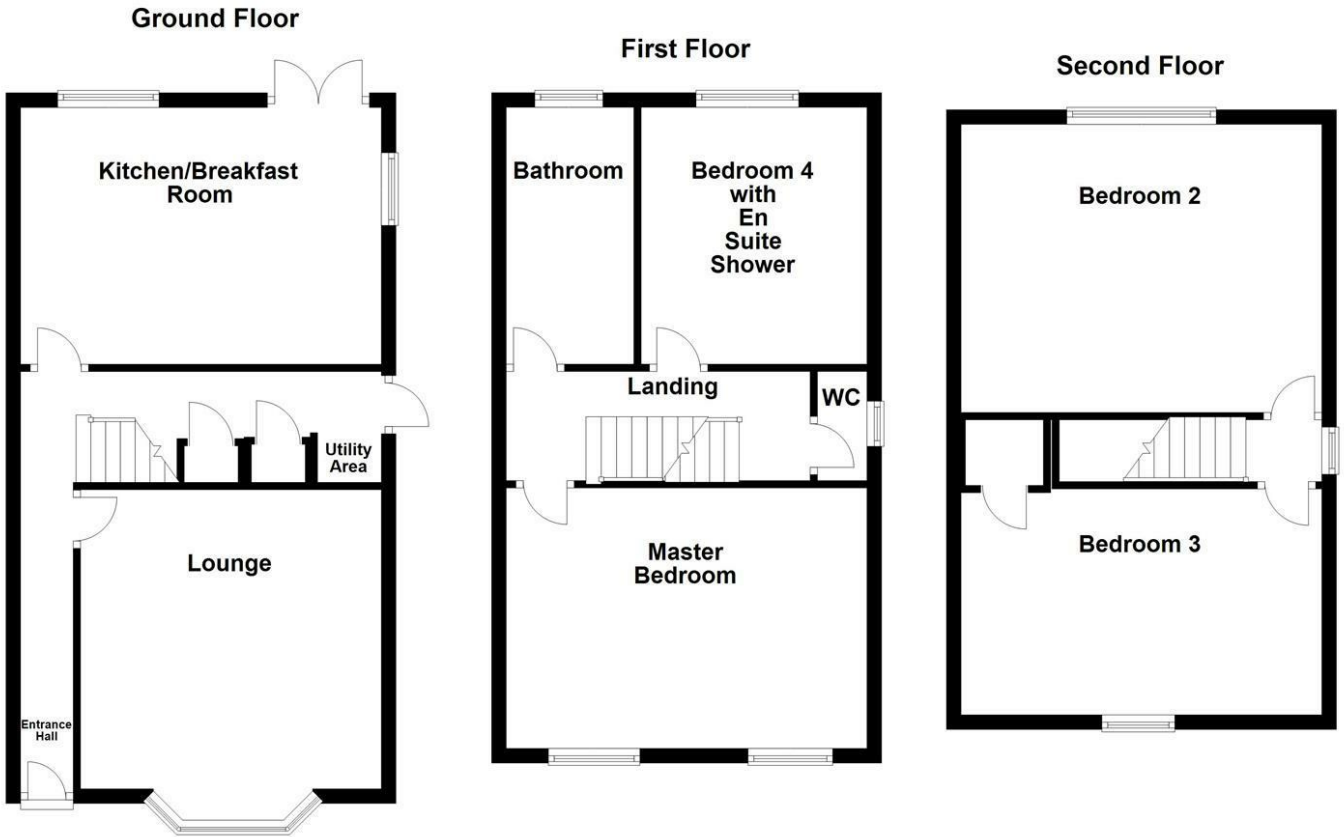


The property enjoys the benefit of a 23' x 23' walled courtyard garden with large garden shed.

### Other Information

Council Tax Band C

# Floor Plan

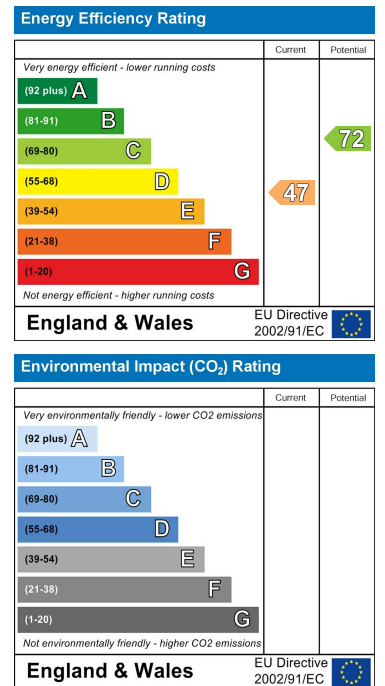


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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