



# BROOK GAMBLE



**7 Okehurst Road, Eastbourne, BN21 1QP**

**£305,000**

An extremely well presented and **RECENTLY REDECORATED** TWO BEDROOM mid terrace property, located in the **HEART OF OLD TOWN** in the extremely popular **OKEHURST ROAD**. This charming property is offered **CHAIN FREE**, is vacant and benefits from a lounge with art deco fire surround and open fireplace, separate dining room and useful ground floor cloakroom. There is a modern fitted kitchen, bathroom, **SIZEABLE GARDEN**, to a southerly aspect, and the house is double glazed and gas centrally heated. **Sole Agents MUST SEE PROPERTY.**

Double glazed main front door to:

**Entrance Hall**

Picture rail. Stairs to first floor landing.

**Lounge 12'1" x 10'2" (3.68m x 3.10m)**



Open fireplace with art deco fire surround. Picture rail. Radiator. Double glazed window to front aspect. Door to:

**Dining Room 12'2" x 10'8" (3.71m x 3.25m)**



Under stairs storage cupboard with hanging rail and housing consumer unit. Further storage cupboard. Picture rail. Radiator with thermostatic control valve. Double glazed window to rear aspect, overlooking garden. Door to:

**Ground Floor Cloakroom**

Low level WC. Double glazed window to rear aspect.

**Kitchen 14'4" x 6'2" (4.37m x 1.88m)**



Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surface. Inset four ring gas hob with extractor hood above and electric oven below. Space and plumbing for washing machine. Space for upright fridge freezer. Double glazed window to rear aspect, overlooking rear garden.

Stairs, from entrance hall, to:

**First Floor Landing**

Hatch to loft.

**Main Bedroom 11'9" x 9'9" (3.58m x 2.97m)**



Storage cupboard with hanging rail. Built-in shelving to either side of chimney breast. Picture rail. Radiator with thermostatic control valve. Double glazed window to front aspect.

### Bedroom 2 10'7" x 8'4" (3.23m x 2.54m)



Picture rail. Radiator with thermostatic control valve. Double glazed window to rear aspect, overlooking rear garden.

### Bathroom 7'5" x 6'3" (2.26m x 1.91m)



White suite comprising bath, with telephone style mixer tap and shower attachment. Wash hand basin. Low level WC. Cupboard housing wall mounted Worcester boiler. Radiator. Recessed ceiling spotlights. Double glazed opaque window to rear aspect.

### Outside



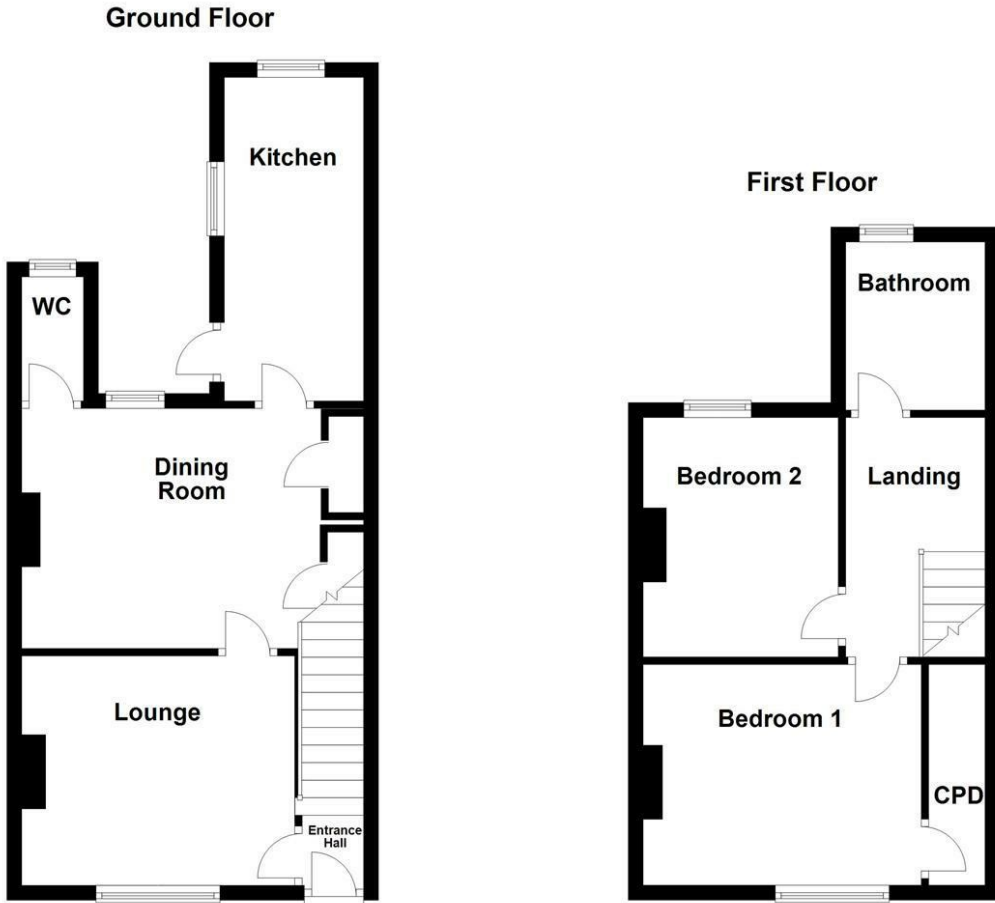
The property benefits from front and rear gardens. The front garden includes a patio area and is enclosed by brick wall.

The rear garden enjoys a southerly aspect and is laid to lawn with a patio area and a garden shed to the rear.

### Other Information

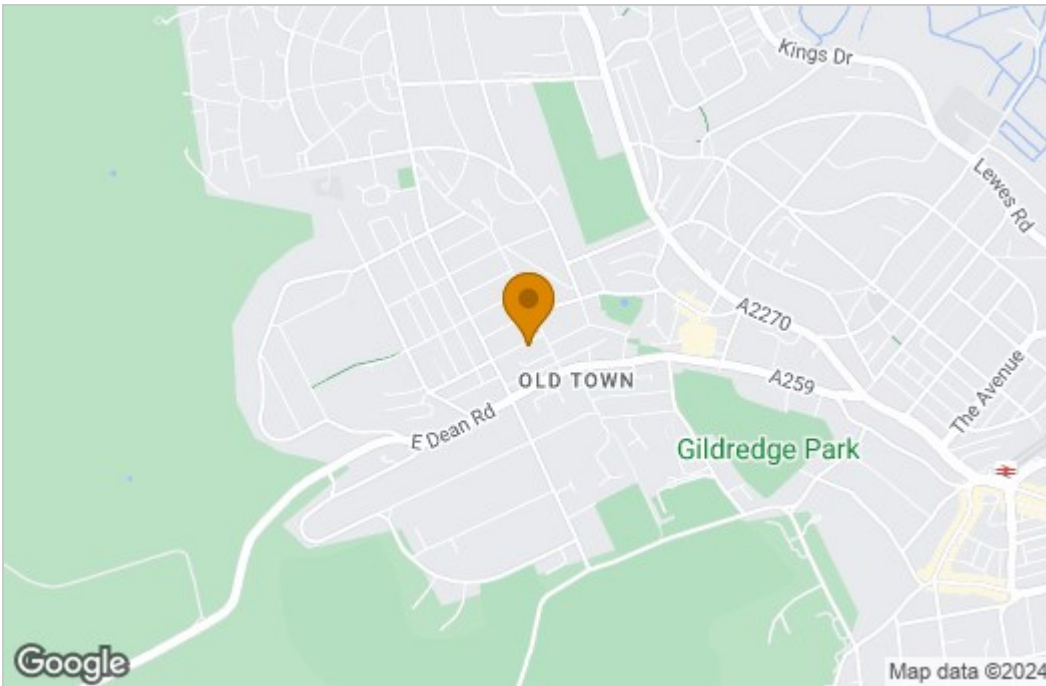
Council Tax Band C

# Floor Plan

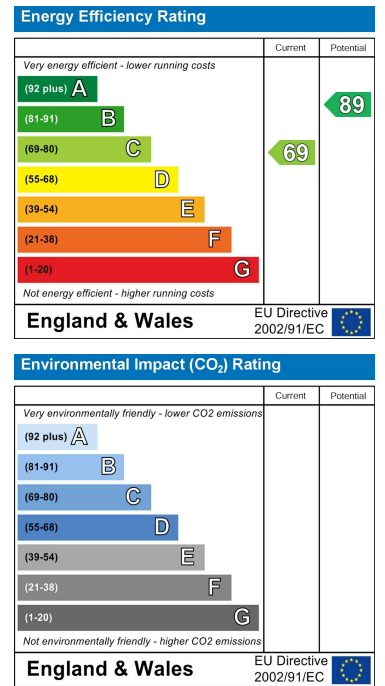


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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.