



BROOK GAMBLE



76 Hurst Road, Eastbourne, BN21 2PW

£369,950

Brook Gamble are delighted to offer this impressive, MOST SPACIOUS and WELL PRESENTED three bedroom end terrace house, situated in the MUCH SOUGHT AFTER HURST ROAD in Old Town with STUNNING FAR REACHING VIEWS across the town toward the sea from the rear. Also benefitting from a lounge and dining room plus a further reception room off the kitchen and DELIGHTFUL REAR GARDEN, with decking area. The property is offered CHAIN FREE. Viewing by appointment with the Vendor's Sole Agents.

Double glazed main front door to:

Entrance Vestibule

Door to:

Entrance Hall

Stairs up to first floor. Stairs down to ground floor. Radiator. Wooden flooring. Glass brick window to side aspect.

Lounge 14'7" x 12'2" (4.45m x 3.71m)



Open fire with beautiful feature surround and tiled hearth. Radiator. Ceiling cornicing. Wood laminate flooring. Double glazed bay window to front aspect with built-in seating and storage area.

Dining Room 12'4" x 8'8" (3.76m x 2.64m)



Radiator. Wood laminate flooring. Large double glazed bay window, with far reaching views across Eastbourne towards the sea and, on a clear day, views over to Hastings.

Shower Room



Double shower cubicle with wall mounted shower and riser rail. Tiled splashback. Low level WC. Wash hand basin inset into vanity unit with drawers. Radiator. Tiled flooring. Double glazed window to rear aspect.

Utility Area 5'9" x 3'4" (1.75m x 1.02m)

Space and plumbing for washing machine. Wall mounted gas central heating boiler. Double glazed door to rear garden. Door to:

Cloakroom

Low level WC. Wash hand basin with tiled splashback. Radiator. Double glazed window to rear aspect.

Kitchen 14'7" x 13'6" (4.45m x 4.11m)



Fitted with a range of wall and base units with complementary worktop and incorporating one and a half bowl ceramic sink with mixer tap. Space for range style cooker with extractor hood above. Space and plumbing for dishwasher. Space for further appliance. Radiator. Recessed ceiling spotlighting. Exposed wooden floorboards. Double glazed window to rear aspect enjoying far reaching views across Eastbourne towards the sea. Stairs up to:

Office/Bedroom 15'3" x 10'6" (4.65m x 3.20m)



Built-in storage cupboard. Radiator. Double glazed window to side aspect.

Stairs, from entrance hall, to:

Top Floor Landing



Double glazed window to rear aspect.

Bedroom 1 11'6" x 9'4" (3.51m x 2.84m)



Fitted shelving. Radiator. Double glazed window

enjoying far reaching views across Eastbourne to the sea and, on a clear day, towards Hastings.

Bedroom 2 11'9" x 9'2" (3.58m x 2.79m)



Radiator. Double glazed window to front aspect.

Bedroom 3 11'9" x 6'1" (3.58m x 1.85m)



Cupboard, set up as a walk-in wardrobe. Further range of built-in cupboards. Radiator. Hatch to loft space. Double glazed window to side aspect.

Outside



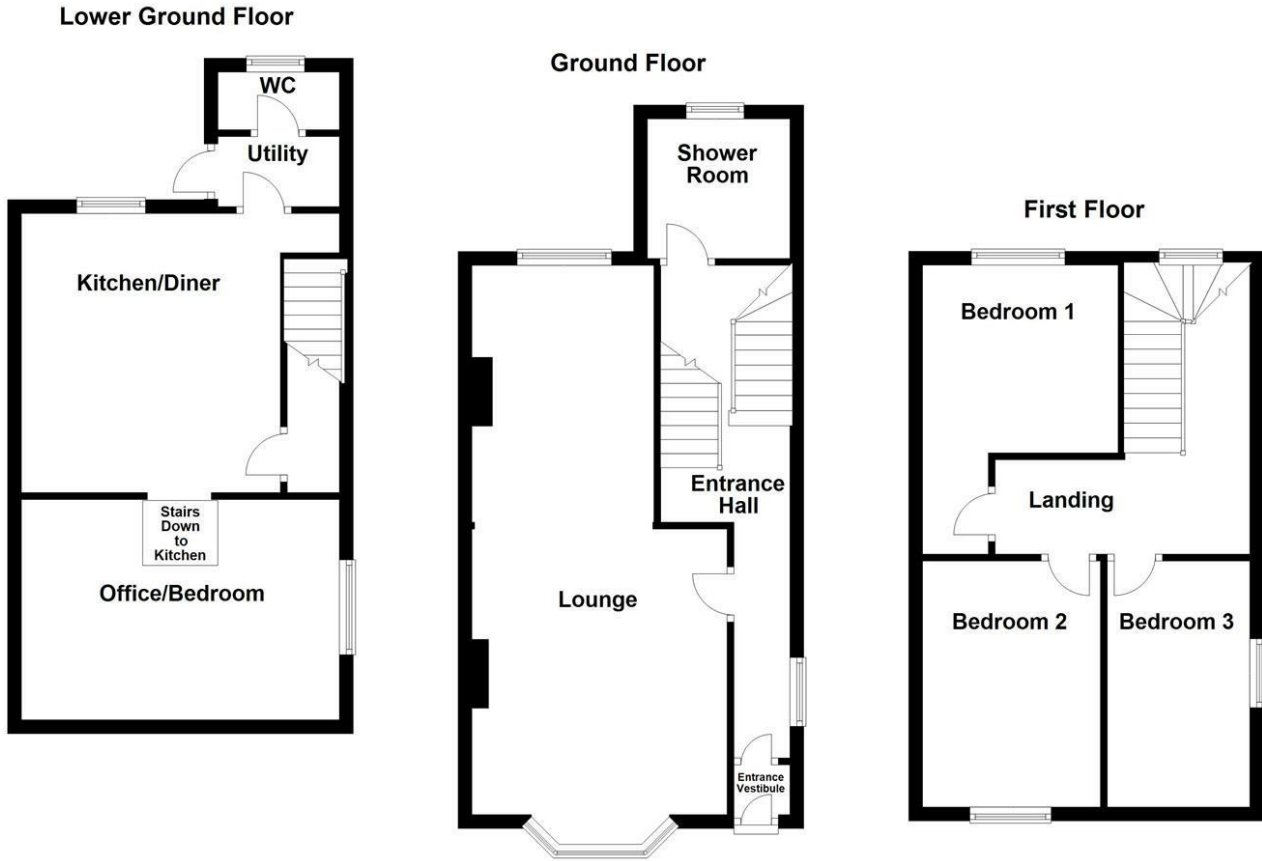
The property enjoys the benefits of front and rear gardens. The front garden is laid to patio, for low maintenance, enclosed by fencing with gate for access, and a paved pathway leads to the front door.

To the rear of the property there is an area of decking which leads onto the low maintenance garden which is enclosed by fencing and wall and enjoys far reaching views across Eastbourne to the sea.

Other Information

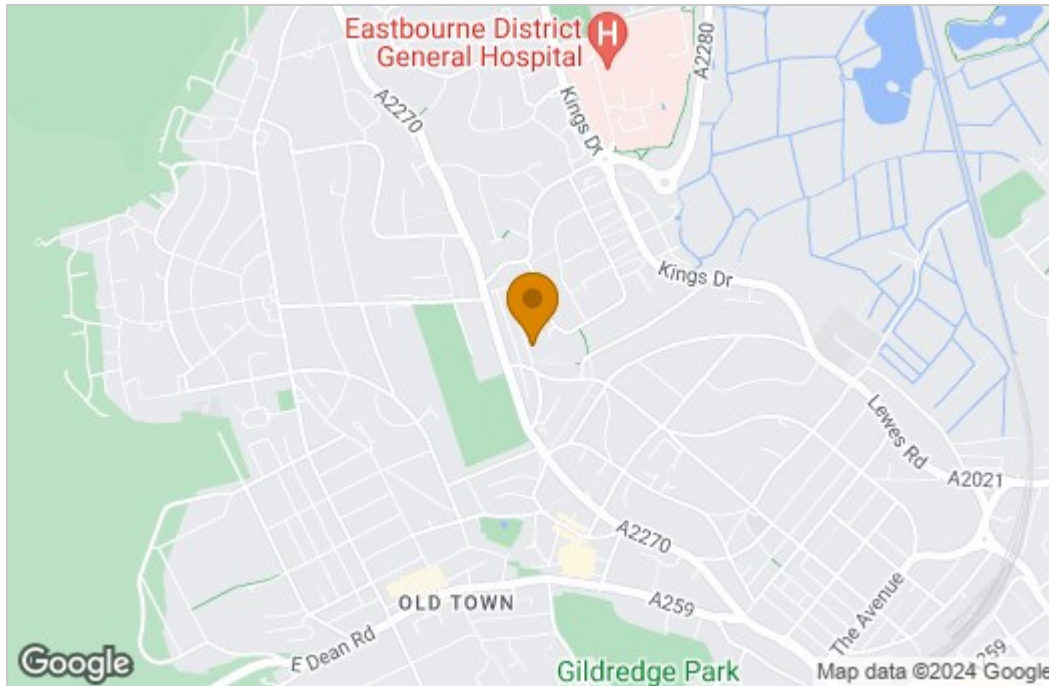
Council Tax Band A

Floor Plan

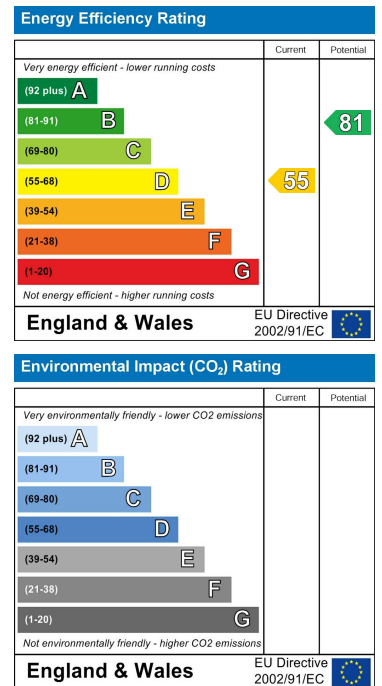


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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