



BROOK GAMBLE



23 Ascham Place, Eastbourne, BN20 7QQ

Offers In Excess Of £400,000

OFFERS IN EXCESS OF £400,000. Brook Gamble are pleased to be offering a WELL PRESENTED three bedroom mid terrace house in the HIGHLY SOUGHT AFTER MEADS area of Eastbourne, CLOSE TO MEADS VILLAGE AND LOCAL AMENITIES. The property benefits from a SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM, ground floor cloakroom, three good sized bedrooms, garage en bloc, and is being offered CHAIN FREE.

Double glazed front door to:

Entrance Hall

Radiator. Door to lounge. Door to:

Cloakroom

Low level WC. Wash basin, Window to front.

**Lounge 20'2" x 14'6" (approx max into bay)
(6.17m x 4.42m (approx max into bay))**



Fireplace with fitted electric fire. Radiator. Stairs rising to first floor landing. Open plan to:

Dining Room 11'7" x 9'3" (3.53m x 2.82m)



Radiator. Double doors and windows with view to rear garden.

Kitchen 10'3" x 8'2" (3.12m x 2.49m)



Equipped with a range of wall and base units with contrasting work surfaces and incorporating inset sink with mixer tap. Integrated appliances include electric fan oven with gas hob and filter hood above. Space and plumbing for washing machine. Space for refrigerator/freezer. Door and windows with view to rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Deep storage cupboard housing wall mounted gas fired boiler. Access to loft space via retractable ladder.

Bedroom 1 13'8" x 11'0" (4.17m x 3.35m)



(Measurements exclude depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Radiator. Window to front with pleasant aspect over communal gardens.

Bedroom 2 13'5" x 11'0" (4.09m x 3.35m)



(Measurements include door recess but exclude depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Radiator. Window overlooking rear garden.

Bedroom 3 8'7" x 8'4" (2.62m x 2.54m)



Radiator. Window to rear.

Re-Fitted Shower Room



Shower unit with wall mounted fittings. Wash basing

with cupboards below. Low level WC. Radiator. Window to front.

Outside



An attractive feature of this property is the rear garden which extends to a depth of approximately 40' and principally laid to paving for ease of maintenance, with profusely stocked flower beds and borders. Pedestrian rear access.

The well maintained communal gardens provide a lovely setting to the front of the property.

Garage 18'6" x 8'3" (5.64m x 2.51m)

The garage (numbered 23), with up and over door, is situated in a nearby block and there is also an off road car parking space.

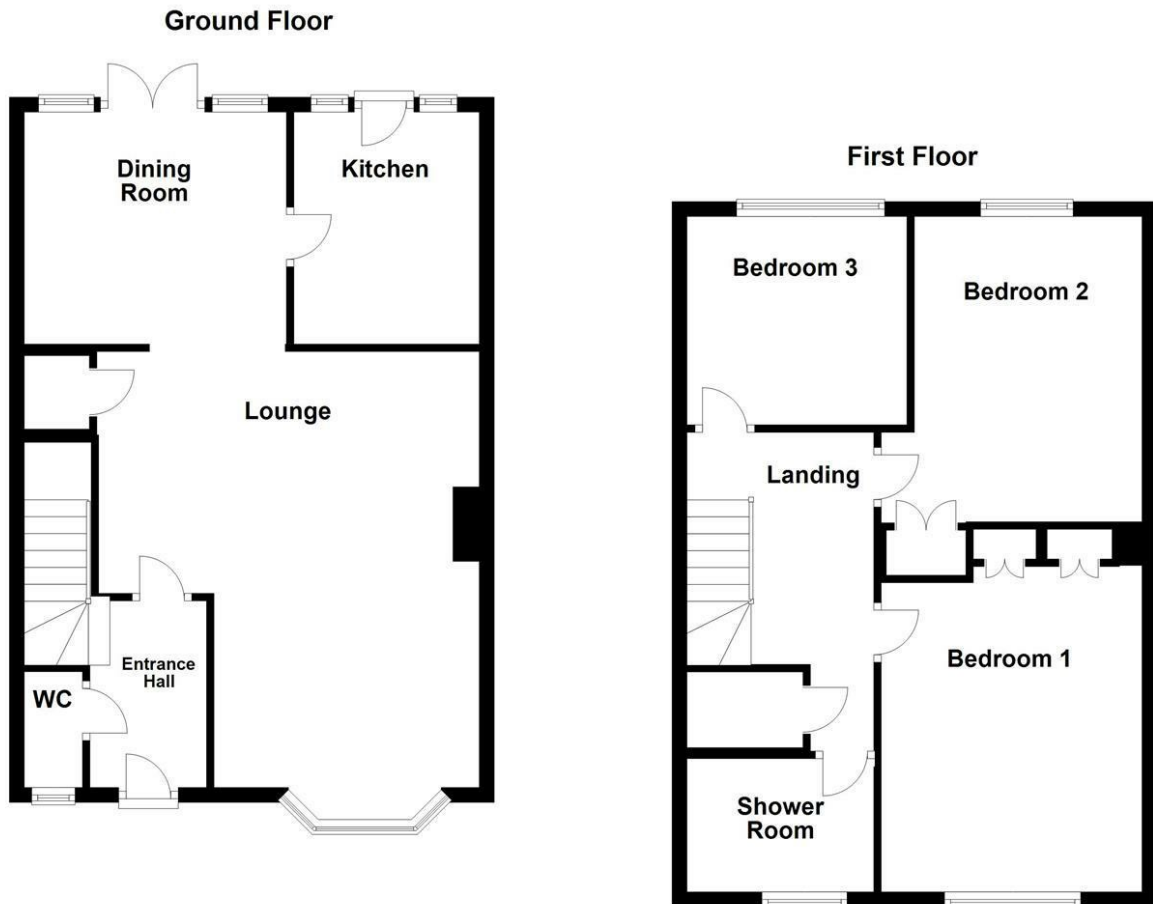
Other Information

Council Tax Band E

Annual charge for maintenance of the communal areas: £300.00

Total floor area 98 square metres

Floor Plan

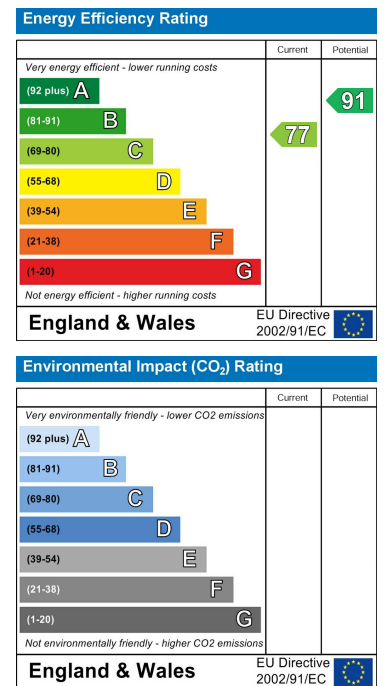


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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