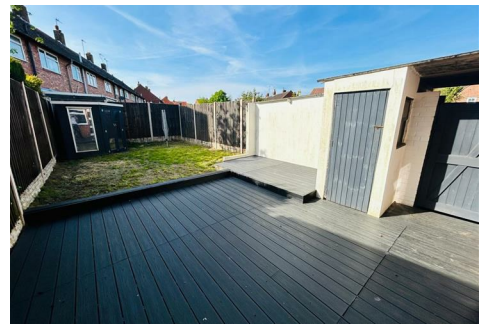
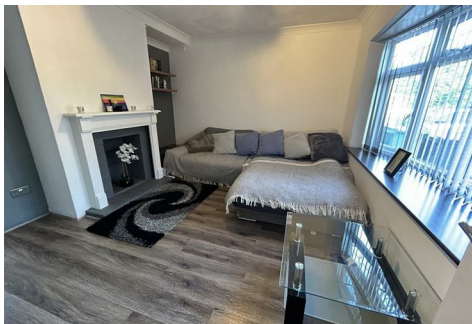




BROOK GAMBLE



26 Pulborough Avenue, Eastbourne, BN22 9QZ

£274,950

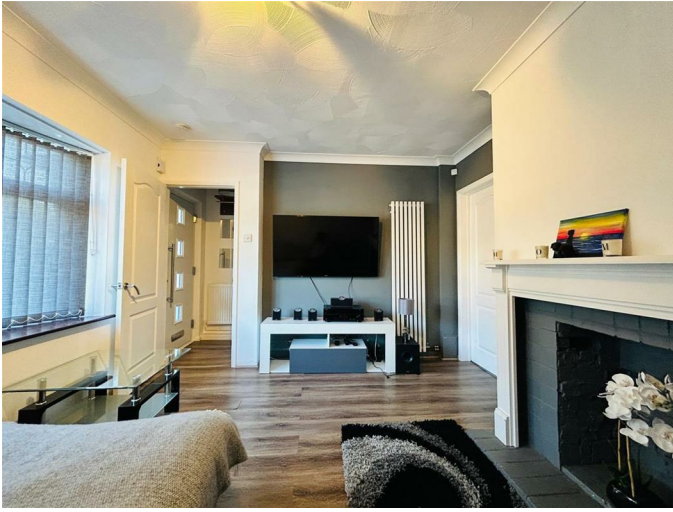
Brook Gamble are delighted to offer a two bedroom mid terrace house in the popular Hampden Park area of Eastbourne, CLOSE TO LOCAL SCHOOLS and Hampden Park itself, and Hampden Park station. The property benefits from TASTEFUL DECOR THROUGHOUT, modern fitted kitchen and separate dining area, spacious garden with composite decking and summerhouse, TWO GOOD SIZED BEDROOMS, double glazing and gas central heating. Being offered CHAIN FREE and with OFF ROAD PARKING for vehicles. Sole Agents.

Double glazed front door to:

Entrance Hallway

Stairs rising to first floor landing. Central heating thermostat. Radiator. Laminate wood flooring. Door to:

Lounge 13'1" x 11'7" (3.99m x 3.53m)



Open fire with feature fire surround and brick hearth. Ceiling coving. Contemporary radiator. Laminate wood flooring. Double glazed bay window to front aspect.

Kitchen/Breakfast Room 16'6" x 9'3" (5.03m x 2.82m)



Fitted with a range of cream gloss fronted wall and base units. Single bowl sink unit with mixer tap and tiled splashback. Inset electric hob with extractor hood above and electric oven below. Complementary work surface. Space for upright fridge freezer. Space and plumbing for washing machine. Storage cupboard housing consumer unit and electricity meter. Radiator. Ceiling coving. Double glazed window to rear aspect overlooking rear garden. Further double glazed window and double glazed door to rear garden.

Stairs, from entrance hallway, to:

First Floor Landing

Hatch to loft.

Bedroom 1 15'9" x 11'2" (4.80m x 3.40m)



Built-in wardrobe with mirror fronted sliding doors and hanging rail. Built-in cupboard housing Worcester gas central heating boiler. Radiator. Ceiling coving. Two double glazed windows to front aspect.

Bedroom 2 12'2" x 9'5" (3.71m x 2.87m)



Radiator with thermostatic control valve. Ceiling coving. Double glazed window to rear aspect overlooking rear garden.

Bathroom



Walk-in shower cubicle with wall mounted shower and shower attachment. Tiled splashback. Wash hand basin inset into vanity unit. Low level WC. Heated towel ladder. Fully tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to rear aspect.

Outside

The property enjoys the benefit of front and rear gardens. The front garden is laid partly to lawn with driveway providing off road parking for vehicles. There are hedges to the borders and a garden gate.

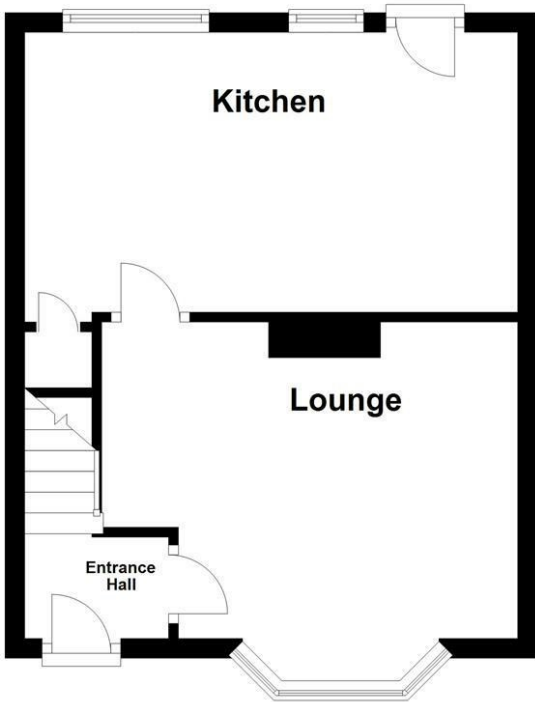
The rear garden comprises a large area of lawn and a composite decking area. There is a summerhouse and a brick built storage cupboard. The garden is enclosed by brick wall and timber fencing with gate to side.

Other Information

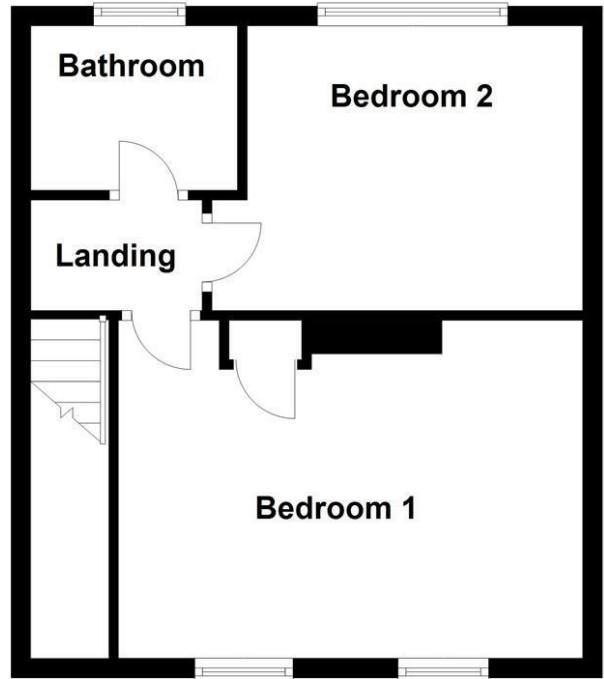
Council Tax Band B

Floor Plan

Ground Floor



First Floor

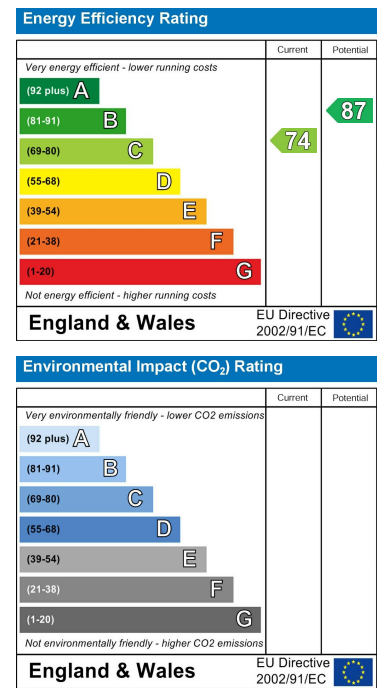


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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