



# BROOK GAMBLE



**25 Vicarage Road, Eastbourne, BN20 8AS**

**£615,000**

Brook Gamble are delighted to be offering for sale this VERY WELL PRESENTED three storey five bedroom house in SOUGHT AFTER OLD TOWN. The house boasts a 25'2" THROUGH LOUNGE AND DINING ROOM and a 14'3" KITCHEN/BREAKFAST ROOM. The first floor comprises two bedrooms and a LUXURY BATHROOM, with the top floor comprising three bedrooms, including the master, which enjoys EN SUITE FACILITIES. The property also enjoys the benefit of OFF STREET PARKING FOR TWO CARS to the front and there is a BALCONY on the first floor, with VIEWS TO THE SOUTH DOWNS, whilst to the rear there is a CHARMING COURTYARD GARDEN. Being well located for Gildredge House school, Gildredge Park, Waitrose and Old Town restaurants and pubs, viewing is highly recommended. Sole Agents.



Front door to:

### Entrance Porch

Leaded light patterned glazed door to:

### Entrance Hall



Under stairs storage cupboard. Radiator. Detailed ornate archway. Wood floor.

### Through Lounge/Dining Room 25'2" x 12'0" max reducing to 9'5" (7.67m x 3.66m max reducing to 2.87m)



Wood burning stove on tiled hearth. Further fireplace with ornate surround. Two radiators. Picture rail. Wood floor. uPVC double glazed bay window to front. uPVC double glazed double doors to rear garden.

### Kitchen/Breakfast Room 14'3" x 9'11" (4.34m x 3.02m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for five ring cooker with cooker hood above. Integrated washing machine and dishwasher. Space for fridge. Integrated freezer. Breakfast bar. Wall units. Electric radiator. Part tiling to walls. Inset ceiling spotlights. Tiled floor. uPVC double glazed window to side. uPVC double glazed door and window to rear porch.

### Rear Sun Porch 6'2" x 3'7" (1.88m x 1.09m)



Tiled floor. Glazed pitched roof. uPVC double glazed sliding patio door to rear garden.

### Cloakroom

Low level WC. Wash basin with cupboard below. Radiator. Part panelled walls. Tiled floor. Frosted window to rear.

Stairs, from entrance hall, to:

### First Floor Landing (Split-level).



**Bedroom 5 11'0" x 10'7" (3.35m x 3.23m)**



Picture rail. Radiator. uPVC double glazed window to rear. Door to:

**Jack 'n' Jill Cloakroom**

WC. Wash basin with cupboard below. Mirror fronted vanity unit. Tiled floor. Window to side. Door to landing.

**Family Bathroom 11'2" x 9'8" max (3.40m x 2.95m max)**



Feature fireplace. Bath with mixer tap and hand held shower attachment. Luxury shower cubicle with rainwater shower head, hand held shower attachment and glazed screen. Wash basin with cupboard below. Mirror fronted vanity unit. Heated towel rail. Extractor fan. Part wood panelling to walls. Inset ceiling spotlights. Frosted uPVC double glazed window to rear.

**Bedroom 2 16'0" x 13'11" into bay (4.88m x 4.24m into bay)**



(Currently used as a first floor sitting room). Fireplace with mantle and tiled hearth. Picture rail. Radiator. uPVC double glazed bay window to front. Twin uPVC double glazed doors opening onto:

**Balcony**



Views to the South Downs.

Stairs, from first floor landing, to:

**Second Floor Landing**

(Split-level). Hatch to loft. Boiler cupboard housing wall mounted gas boiler, hot water cylinder and with further loft access.



**Bedroom 1 16'7" x 14'10" max into bay (5.05m x 4.52m max into bay)**



(Measurements include depth of en suite shower. Twin mirror fronted double wardrobe cupboards. Further cupboard. Radiator. Inset ceiling spotlights. uPVC double glazed window to front with views to South Downs. Sliding glass door to:

**En Suite Shower**

Glazed shower cubicle with tiled walls and floor. Rainwater shower head and hand held shower attachment. Wash basin. Low level WC. Extractor fan. Inset ceiling spotlights.

**Bedroom 3 10'9" x 9'10" max (3.28m x 3.00m max)**



Cupboard. Radiator. uPVC double glazed window to rear.

**Bedroom 4 14'1" x 10'0" (4.29m x 3.05m)**



Radiator. Inset ceiling spotlights. uPVC double glazed window side. uPVC double glazed window to rear.

**Outside**



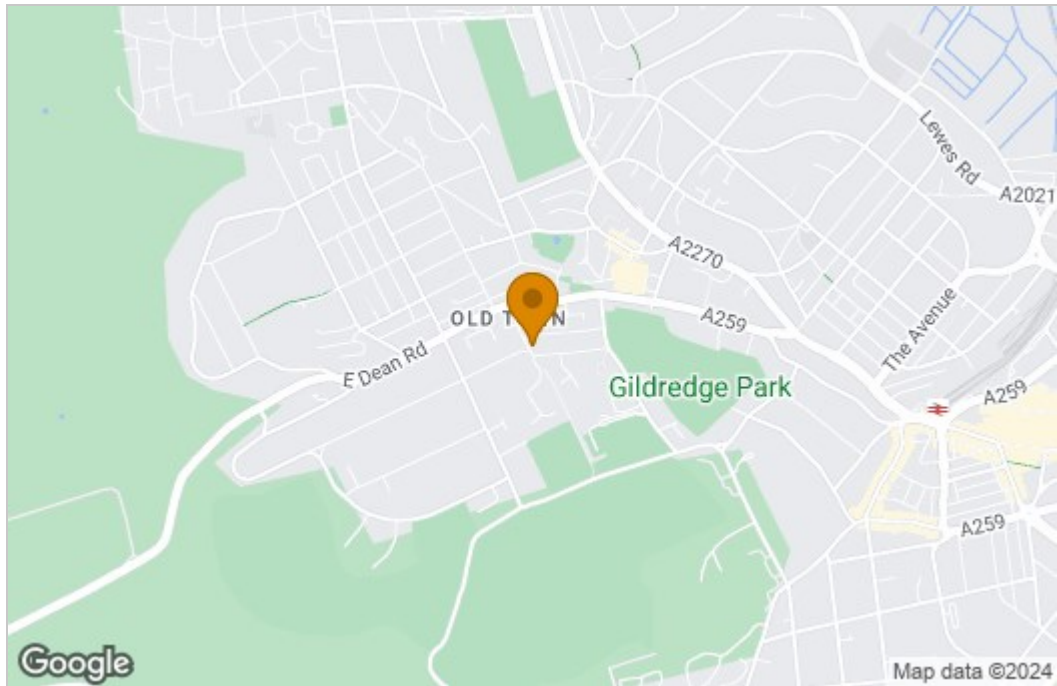
The property enjoys the benefit of a brick paved courtyard garden, enclosed by brick wall and timber fencing with gate for rear access.

# Floor Plan

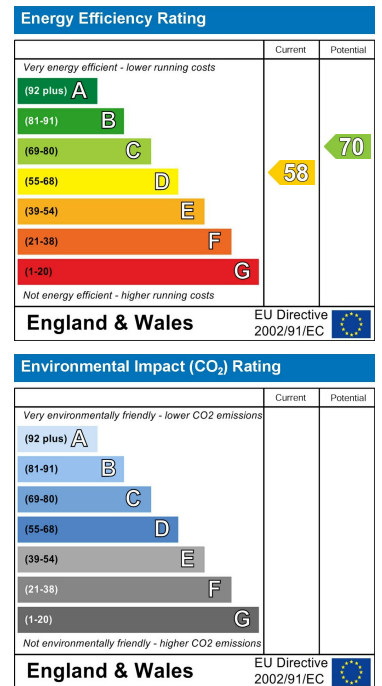


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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