



BROOK GAMBLE



12 Royal Sussex Crescent, Eastbourne, BN20 8PB

£375,000

Brook Gamble are delighted to offer this extremely well presented and most spacious **FOUR BEDROOM HOUSE** in the highly desirable **OLD TOWN** area of Eastbourne, close to **POPULAR LOCAL SCHOOLS** and amenities. Having been **EXTENSIVELY REFURBISHED** to a high standard by the current owners, the property benefits from a modern fitted gloss fronted kitchen with built-in appliances, luxury bathroom, four spacious bedrooms and a delightful rear garden with large patio area. Also offering **OFF ROAD PARKING** for three vehicles, double glazing and gas central heating. Sole Agents.

Front door to:

Entrance Hall



Under stairs storage cupboard. Stairs rising to first floor landing. Radiator. Laminate wood flooring.

Lounge 12'9" x 11'8" (3.89m x 3.56m)



Feature log burner on tiled hearth. Radiator. Oak herringbone style flooring. Double glazed bay window to front aspect.

Bedroom 4 11'1" x 10'1" (3.38m x 3.07m)



Radiator with thermostatic control valve. Double glazed window to front aspect.

Kitchen/Dining Room 26'8" x 7'5" (8.13m x 2.26m)



Kitchen Area

Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary walnut worktop and walnut upstands. Five ring gas hob with extractor hood above and cutlery drawer beneath. Double electric oven. Space for upright fridge freezer. Fitted dishwasher. Radiator. Recessed ceiling spotlights. Double glazed window to rear aspect, overlooking rear garden.

Dining Area

Radiator. Double glazed French doors leading onto rear garden.

Ground Floor Cloakroom/Utility Room

Low level WC. Space and plumbing for washing machine. Space for further appliance. Double glazed window to rear aspect.

Rear Porch 4.5" x 3'5" (1.22m.1.52m x 1.04m)

Double glazed window to rear aspect. Double glazed door leading onto rear garden.

Stairs, from entrance hall, rising to:

First Floor Landing

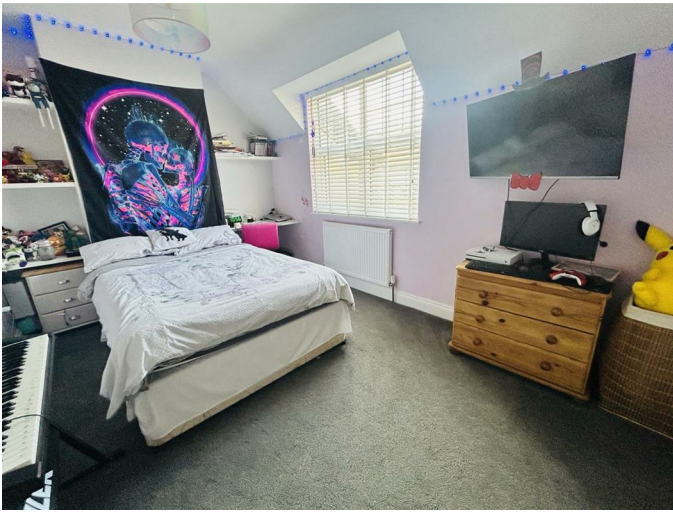
Cupboard housing wall mounted gas central heating boiler. Hatch to loft. Double glazed window to rear aspect.

Bedroom 1 12'9" x 12'7" (3.89m x 3.84m)



Chimney breast with recesses to sides, suitable for wardrobes. Radiator with thermostatic control valve. Double glazed window to front aspect with views towards the South Downs National Park.

Bedroom 2 14'4" x 9'6" (4.37m x 2.90m)



Radiator. Double glazed window to front. aspect.

Bedroom 3 10'9" x 8'4" (3.28m x 2.54m)



Built-in wardrobe with hanging rail and shelving above. Further cupboard with shelving. Light with dimmer switch. Double glazed window to rear aspect.

Luxury Bathroom



White suite comprising bath with mixer tap, wall mounted shower with riser rail, rainfall shower head and fitted shower screen, low level WC and wash hand basin. Heated towel ladder. Fully tiled walls. Recessed ceiling spotlights. Double glazed window to rear.

Outside



The front of the property provides off road parking for three vehicles.

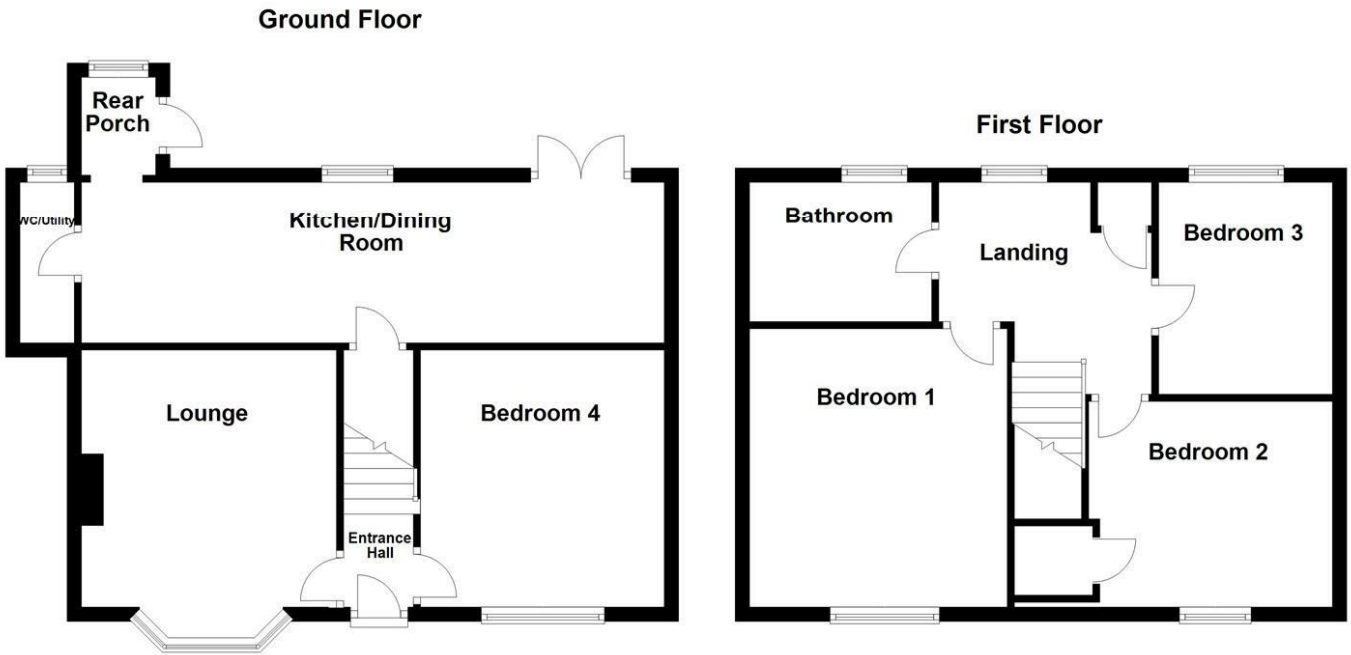
The rear garden enjoys an expansive patio area with steps down to a large area of lawn with mature shrubs and plants to borders. There is a further patio area and a shed with power and lighting at the bottom of the garden. The garden is enclosed by timber fencing with gate to side.

Other Information

Council Tax Band B

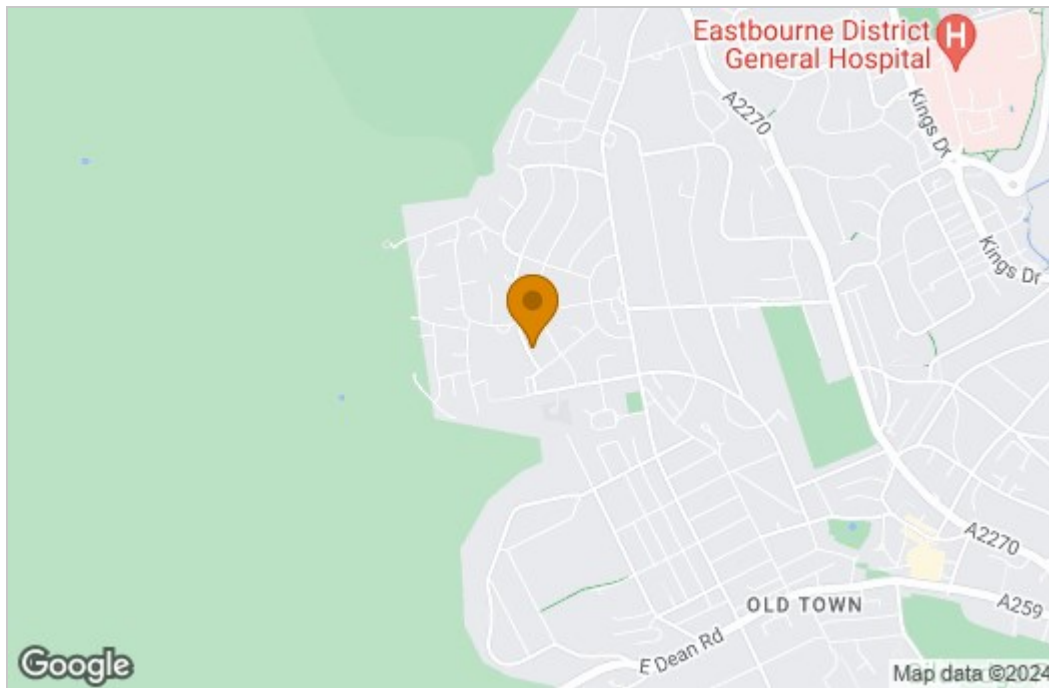
Total floor area 99 square metres

Floor Plan

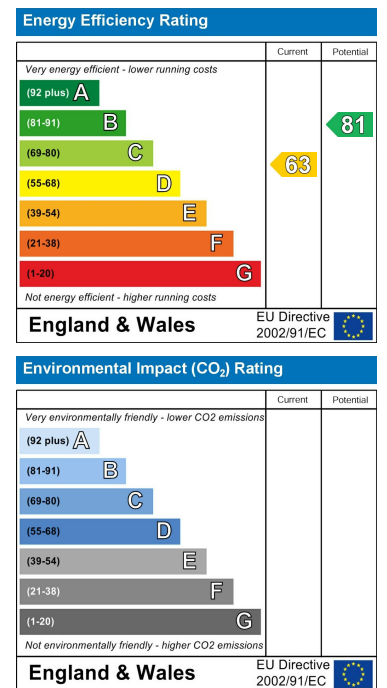


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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.