



BROOK GAMBLE



19 Lower Road, Eastbourne, BN21 1QE

£330,000

Brook Gamble are delighted to offer to the market this VERY WELL PRESENTED two bedroom mid-terrace character house in the sought after Motcombe area of Old Town. The house boasts an ATTRACTIVE OPEN PLAN LOUNGE/DINING ROOM and GOOD SIZED KITCHEN as well as TWO DOUBLE BEDROOMS and a lovely bathroom. Further benefits include gas central heating and uPVC double glazing and a COURTYARD GARDEN. The house enjoys FINE VIEWS TOWARDS THE SOUTH DOWNS and is ideally located for local shops and pubs, with Waitrose, Motcombe Park and Gildredge Park all within a short distance. Viewing is highly recommended. Sole Agency.

Front door to:

Entrance Hall

Radiator. Wood floor. Door to:

Dining Room 12'7" x 11'5" (3.84m x 3.48m)



Under stairs cupboard. Vertical radiator. Stripped floorboards. uPVC double glazed window to rear with shutter blinds. Archway to:

Lounge 14'7" into bay x 11'0" (4.45m into bay x 3.35m)



Exposed brick chimney breast. Wood burner. Tiled hearth. Inset ceiling spotlights. Exposed floorboards. uPVC double glazed window to front with shutter blinds.

Kitchen 10'8" x 9'5" (3.25m x 2.87m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above and electric oven below. Wall units. Space and plumbing for washing machine. Space for dishwasher. Integrated fridge freezer. uPVC double glazed window to side. uPVC double doors to rear garden.

Stairs, from entrance hall, to:

Split-Level First Floor Landing



Two hatches to loft.

Bedroom 1 13'2" x 12'2" (4.01m x 3.71m)



Twin built-in wardrobes flanking exposed brick chimney breast, with tiled hearth and ornate fireplace. Radiator. Exposed floorboards. Two uPVC double glazed windows to front with shutter blinds.

Bedroom 2 12'1" x 8'5" (3.68m x 2.57m)



Radiator. uPVC double glazed window to rear with views towards South Downs.

Bathroom



Bath with mixer tap, hand held shower attachment and rainwater shower head. Glazed shower screen. Wash hand basin with vanity cupboard below. Linen cupboard housing wall mounted gas boiler. Heated towel rail. Part tiling to walls. Tiled floor with under floor heating. Velux window and uPVC double glazed window to rear, with views across rooftops to South Downs.

Separate WC

Low level WC. uPVC double glazed window to side.

Outside



The property enjoys the benefit of a courtyard garden to the rear with borders containing an attractive variety of plants and shrubs. The garden is enclosed by brick wall and iron railings.

Other Information
Council Tax Band C

Floor Plan

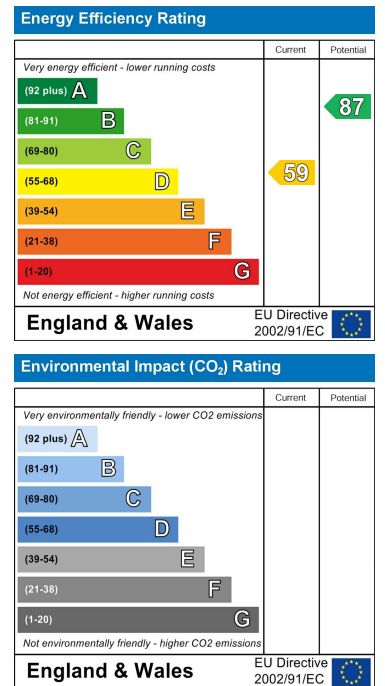


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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