



# BROOK GAMBLE



**54 Eshton Road, Eastbourne, BN22 7ER**

**£365,000**

A delightful three bedroom, three storey home, situated CLOSE TO EASTBOURNE SEAFRONT in the popular Redoubt area. The house, which is EXTREMELY WELL PRESENTED, has been THE SUBJECT OF MUCH IMPROVEMENT by the present owner. The ground floor comprises a lounge, dining room, cloakroom and EXTENDED KITCHEN/BREAKFAST ROOM. On the first floor there are two double bedrooms, a large bathroom and separate WC, whilst the second floor comprises another double bedroom with an EN SUITE SHOWER ROOM. The house enjoys the further benefits of gas central heating and uPVC double glazing and its location offers EASY ACCESS TO THE SEAFRONT, TOWN CENTRE AND LOCAL SHOPS. Being sold CHAIN FREE. Sole Agents.

uPVC double glazed front door to:

### Entrance Hall

Two under stairs cupboards. Ornate arch. Picture rail. Radiator. Inset ceiling spotlights.

### Cloakroom



Low level WC. Wash basin. Extractor fan. Radiator. Frosted uPVC double glazed window to side.

### Lounge 16'1" into bay x 11'9" (4.90m into bay x 3.58m)



Stone fireplace and hearth with gas fire. Picture rail. Radiator. uPVC double glazed bay window to front.

### Dining Room 12'10" x 9'4" (3.91m x 2.84m)



Dado rail. Radiator. uPVC double glazed window to rear.

### Kitchen/Breakfast Room 17'0" x 9'7" max (5.18m x 2.92m max)



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

Stairs, from entrance hall, to:

## First Floor Landing



Picture rail. Hatch to loft. Inset ceiling spotlights.

**Bathroom 8'10" x 7'7" (2.69m x 2.31m)**



(Measurements exclude depth of built-in cupboards). Built-in cupboards including cupboard housing wall mounted gas boiler. Bath with mixer tap and shower attachment. Glazed shower screen. Wash basin with vanity cupboard below. Heated towel rail. Tiled walls. Frosted uPVC double glazed window to side.

## WC



Low level WC. Extractor fan. Dado rail. Part wood panelled walls. Frosted uPVC double glazed window to side.

**Bedroom 2 15'4" x 13'5" (4.67m x 4.09m)**



Feature fireplace. Two radiators. Two uPVC double glazed windows to front.

**Bedroom 3 12'7" x 9'4" (3.84m x 2.84m)**



Feature fireplace. Radiator. uPVC double glazed window to rear.

Turning staircase, from first floor landing, to:

**Second Floor Landing**



uPVC double glazed window to rear. Door to:

**Bedroom 1 15'0" x 8'3" excluding recess (4.57m x 2.51m excluding recess)**



Eaves storage. Radiator. Inset ceiling spotlights. uPVC double glazed window to rear. Door to:

**En Suite Shower Room**



Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Pedestal wash basin. Extractor fan. Inset ceiling spotlights.

## Outside



The front garden is paved and enclosed by low wall.

The rear garden is arranged as a paved courtyard, enclosed by timber fencing with gate for side access.

### **Other Information**

Council Tax Band TBC

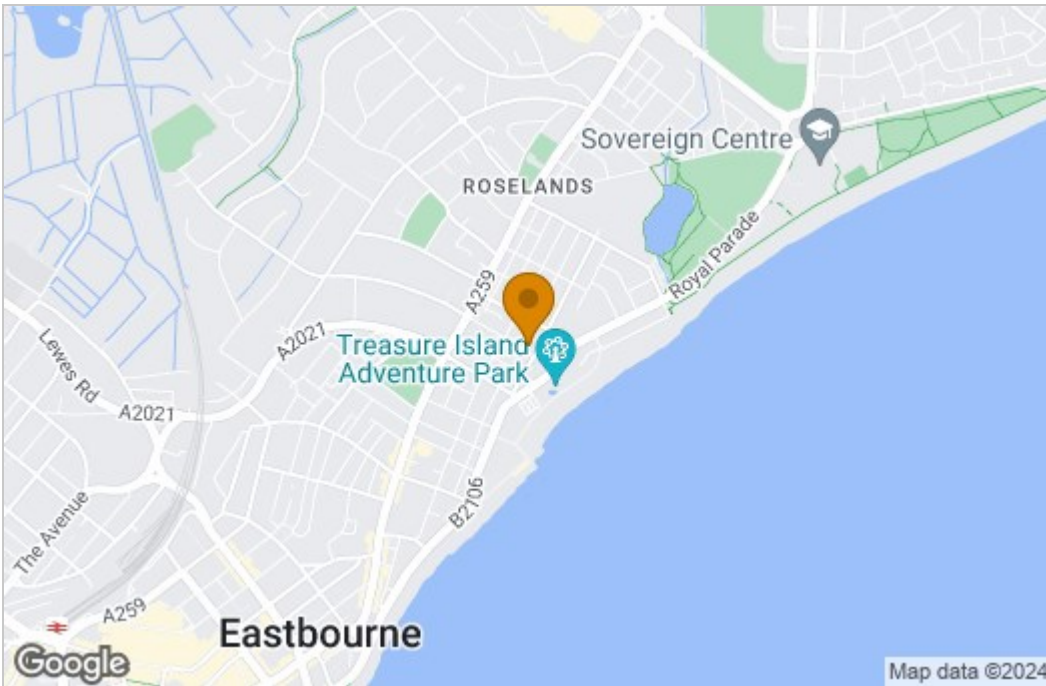
Total floor area 127 square metres

# Floor Plan

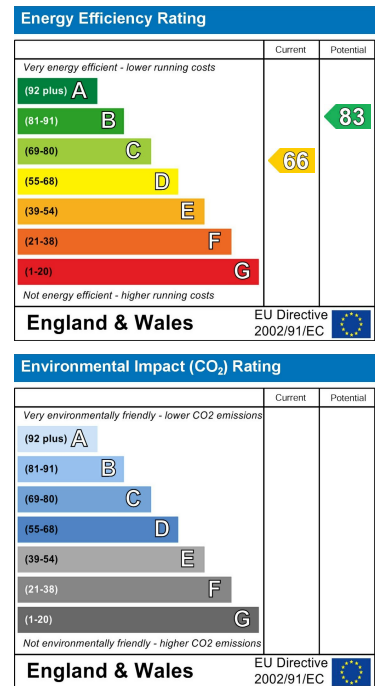


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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