



# BROOK GAMBLE



**9 Lower Road, Eastbourne, BN21 1QE**

**£323,000**

A very well presented two bedroom mid-terrace house in the MOTCOMBE AREA OF OLD TOWN. The house benefits from uPVC double glazing and gas central heating, GOOD SIZED KITCHEN and bathroom with separate shower cubicle. Situated in this POPULAR CUL DE SAC LOCATION, CLOSE TO SHOPS, INCLUDING WAITROSE, popular local pubs, the house also boasts an ATTRACTIVE COURTYARD GARDEN. Viewing is considered essential. Sole Agents.

Glazed front door to:

### Entrance Hall

Radiator. Exposed floorboards.

### Lounge 14'9" x 10'11" (4.50m x 3.33m)



Brick fireplace with tiled hearth and brick mantle. Built-in book shelving. Picture rail. Radiator. uPVC double glazed window to front with shutter blinds.

### Dining Room 14'3" x 12'2" (4.34m x 3.71m)



(Measurements include depth of staircase). Under stairs cupboard. Radiator. Wood flooring. uPVC double glazed window to rear with shutter blinds. Glazed door, and two steps down, to:

### Kitchen 11'10" x 9'5" (3.61m x 2.87m)



Single drainer one and a half bowl 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. Wall units. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Part tiling to walls. Tiled floor. uPVC double glazed window to rear. uPVC double glazed door to rear garden.

Stairs, from dining room, to:

### First Floor Landing

(Split-level). Built-in double wardrobe cupboard. Radiator. Two loft hatches.

### Bedroom 1 14'4" x 12'0" (4.37m x 3.66m)



Built-in cupboards. Radiator. Two uPVC double glazed windows to front.

**Bedroom 2 12'0" x 8'5" (3.66m x 2.57m)**



Radiator. uPVC double glazed window to rear with views to St Mary's Church.

**Bathroom 9'1" x 8'3" (2.77m x 2.51m)**



Bath with mixer tap and hand held shower attachment. Glazed shower cubicle with wall mounted shower unit. Low level WC. Pedestal wash basin. Storage cupboard. Further cupboard. Part tiling to walls. Wood effect laminate flooring. Frosted uPVC double glazed window to rear.

**Separate WC**

Low level WC. Frosted uPVC double glazed window to side.

**Outside**



The rear garden includes a paved patio and an area of lawn. There is a timber shed and the garden is enclosed by brick wall and timber fencing with gate for rear access.

**Other Information**

Council Tax Band C

Total floor area 86 square metres

# Floor Plan

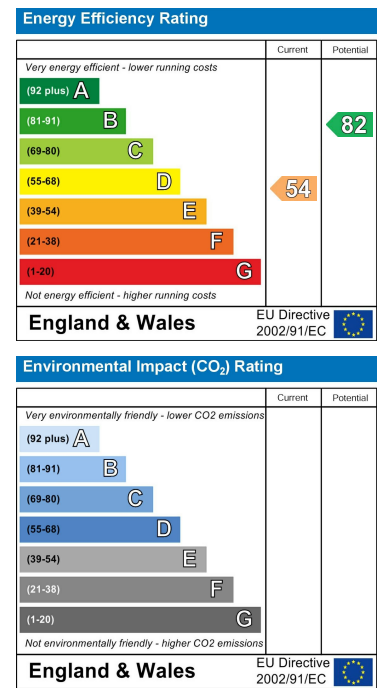


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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