



# BROOK GAMBLE



**13 Command Road, Eastbourne, BN20 8RA**

**£325,000**

Brook Gamble are delighted to be offering a THREE BEDROOM SEMI DETACHED HOUSE in the highly sought after OLD TOWN area of Eastbourne, CLOSE TO LOCAL AMENITIES AND GOOD LOCAL SCHOOLS. The property requires modernisation throughout and accommodation comprises lounge, kitchen/diner and CONSERVATORY. There is a SOUTH WESTERLY FACING REAR GARDEN and a GARAGE and OFF ROAD PARKING for vehicles. Vendor suited. Viewing strictly by appointment. Sole Agents.



Double glazed front door to:

**Entrance Hall**

Stairs rising to first floor landing.

**Lounge 12'2" x 13'7" (3.71m x 4.14m)**



Feature fire surround with tiled hearth. Under stairs cupboard. Two double glazed windows to front. Door to:

**Kitchen/Breakfast Room 14'2" x 7'8" (4.32m x 2.34m)**



Fitted with a range of wall and base units with complementary work surfaces. Single bowl sink unit with mixer tap. Space for gas cooker. Space and plumbing for washing machine. Under stairs storage cupboard with space for utilities. Night storage heater. Double glazed window to conservatory. Further double glazed window. Double glazed door to side. Door to:

**Conservatory 11'5" x 11'1" (3.48m x 3.38m)**



Double glazed windows overlooking rear garden.

**Ground Floor Bathroom**

Coloured suite comprising bath with mixer tap and shower attachment, low level WC and wash hand basin. Extractor fan unit. Wall mounted electric heater. Wall light. Double glazed window to rear.

Stairs, from entrance hall, to:

**First Floor Landing**

Double glazed window to side.

**Bedroom 1 17'3" max x 9'2" (5.26m max x 2.79m)**



Built-in cupboard. Night storage heater. Double glazed window to front.



**Bedroom 2 11'1" x 8'0" (3.38m x 2.44m)**



Cupboard housing hot water cylinder. Night storage heater. Double glazed window to rear.

**Bedroom 3 8'11" x 7'10" (2.72m x 2.39m)**



Night storage heater. Double glazed window to rear.

**Outside**



The property enjoys the benefits of front and rear gardens. The front garden contains is enclosed by low brick wall and there are steps up to the front

door. The garden contains a variety of plants and shrubs and there is a driveway for off road parking, leading to car port and:

**Garage**

Up and over door. Light and power.

**Rear Garden**

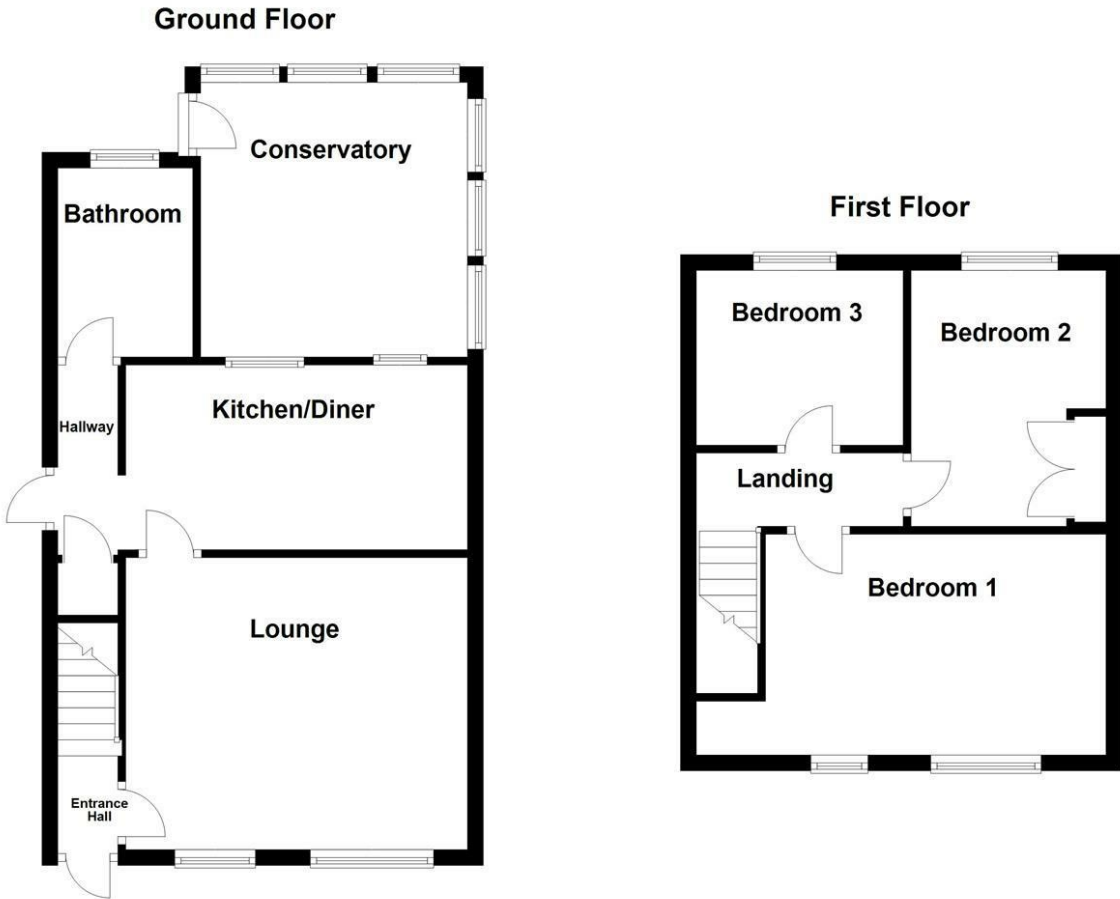
The landscaped rear garden is laid to paving with raised beds containing a variety of plants, shrubs and trees and there is a raised patio area with pond. Enclosed by brick wall and timber fencing.

**Other Information**

Council Tax Band B

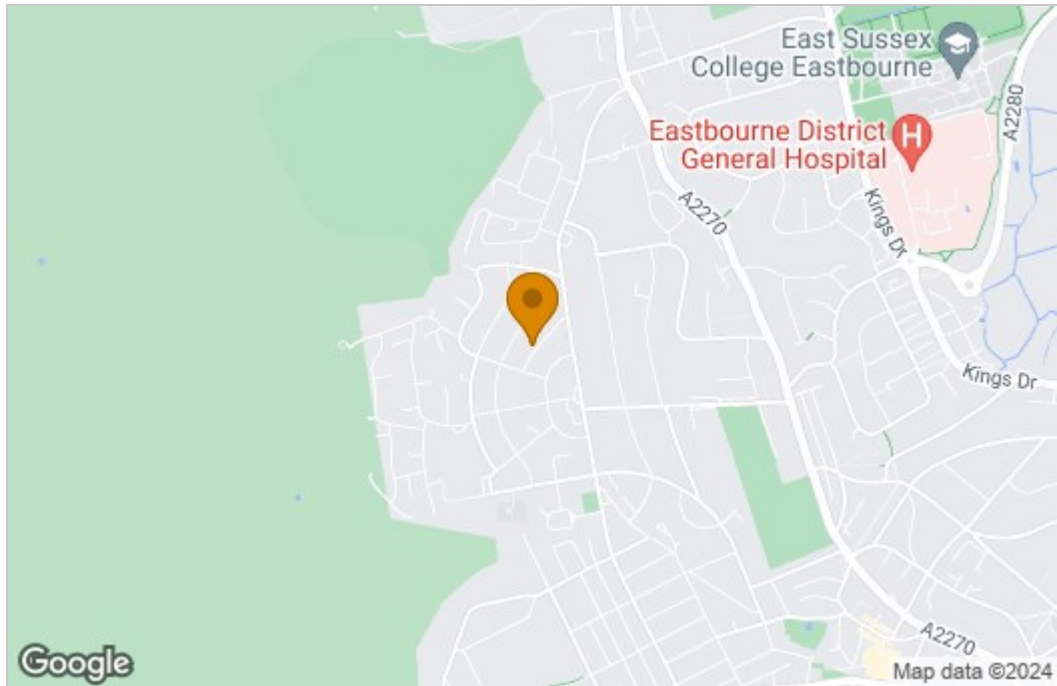
Property size is 65 Square meters.

# Floor Plan

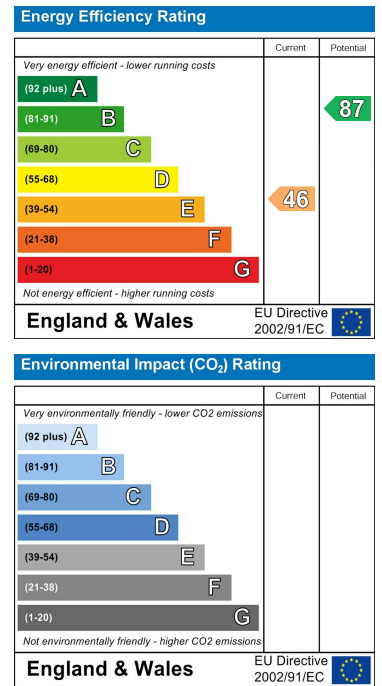


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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