



# BROOK GAMBLE



**16 Stuart Avenue, Eastbourne, BN21 1UR**

**£565,000**

Located in HIGHLY SOUGHT AFTER OLD TOWN, providing SUPERB PANORAMIC VIEWS TOWARDS THE SOUTH DOWNS, this four bedroom detached house is considered ideal for family occupation, being situated WITHIN WALKING DISTANCE OF SEVERAL LOCAL SCHOOLS, Motcombe and Mcmillan Drive Parks and the shopping amenities at Albert Parade. The SPACIOUS ACCOMMODATION includes a LARGE LOUNGE and CONSERVATORY providing access to the SOUTHERLY FACING REAR GARDEN. With four first floor bedrooms with lovely views to the rear elevation and with a DRIVEWAY and INTEGRAL GARAGE for off street parking, an early appointment to view is highly recommended. Sole Agents.

uPVC double glazed door to:

### Entrance Porch

Brick-built with uPVC double glazed windows with outlook over front garden. Front door, with side screen, to:

### Entrance Hall

Under stairs storage cupboard. Cloaks cupboard. Radiator.

### WC

Close coupled WC. Pedestal wash basin. uPVC double glazed window to front.

### Lounge 18'10" x 12'0" (5.74m x 3.66m)



Cast iron fireplace with granite hearth and timber mantle and surround. Radiator. uPVC double glazed picture window with outlook over rear garden. Double doors to:

### Dining Room 12'7" x 11'11" (3.84m x 3.63m)



Radiators. Door to:

### Kitchen 11'8" x 8'9" (3.56m x 2.67m)



Single bowl, single drainer sink unit inset into contoured work surface. Range of drawer and base units with matching range of wall mounted cupboards over, including glass fronted display cabinets. Complemented by ample appliance spaces, eye-level electric double oven and four ring gas hob with extractor hood above. Wall mounted gas boiler. Fully tiled walls. uPVC double glazed window to front.

Double glazed door, from dining room, to:

### Conservatory 11'2" x 10'0" (3.40m x 3.05m)



uPVC double glazed double doors to rear garden.

Staircase, rising from entrance hall, to:

### First Floor Landing

Airing cupboard housing hot water cylinder. Access to loft space.

**Bedroom 1 16'5" x 11'11" (5.00m x 3.63m)**



Built-in wardrobe. Radiator. uPVC double glazed picture window with stunning panoramic views across Old Town to the South Downs.

**Bedroom 2 12'0" x 11'11" (3.66m x 3.63m)**



Built-in wardrobe. Radiator. uPVC double glazed window to rear with downland views.

**Bedroom 3 12'2" x 8'4" (3.71m x 2.54m)**



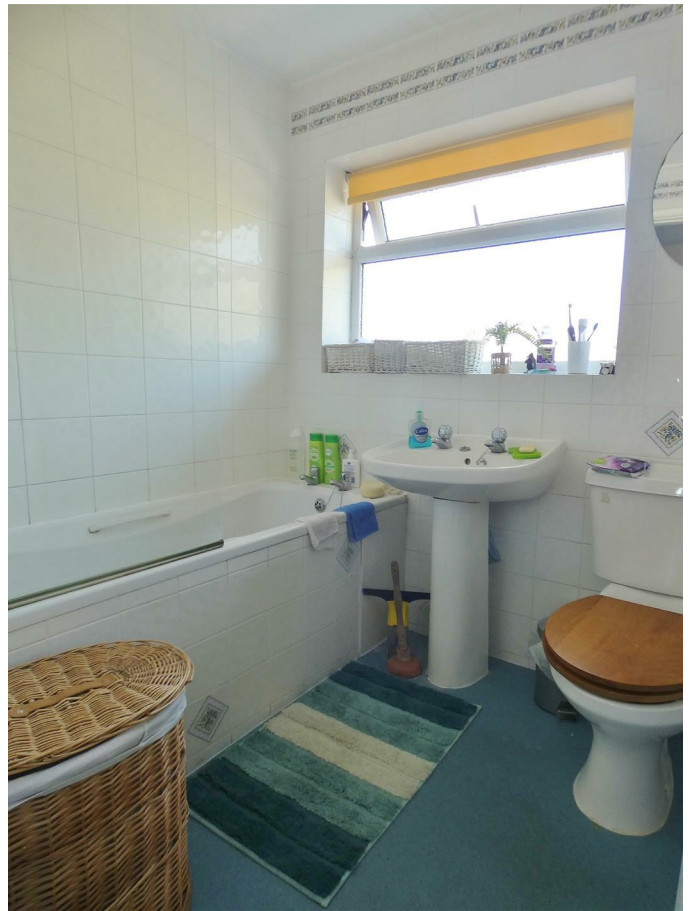
Radiator. uPVC double glazed window to front with views of the South Downs.

**Bedroom 4 12'3" x 8'11" (3.73m x 2.72m)**



Radiator. uPVC double glazed window to front with views of the South Downs.

**Bathroom**



White suite comprising bath, pedestal wash basin and close coupled WC. Heated towel rail. uPVC double glazed window to front.

## External



The front garden has a dropped kerb for access to driveway and garage. Side access to path with personal door to garage. The garden is flanked by mature shrubs to borders and enclosed by boundary brick wall.

The rear garden is southerly facing and laid to lawn with timber fencing to borders.

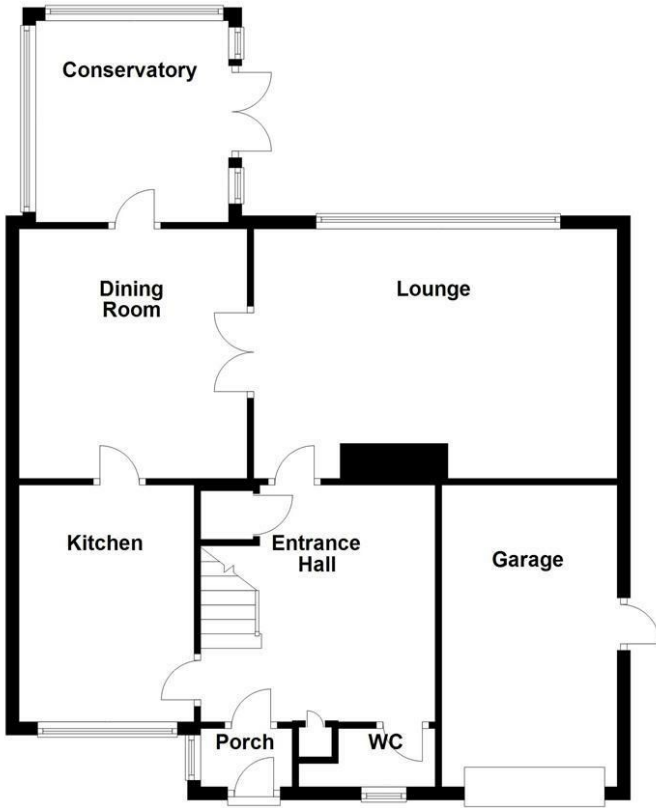
### **Other Information**

Council Tax Band E

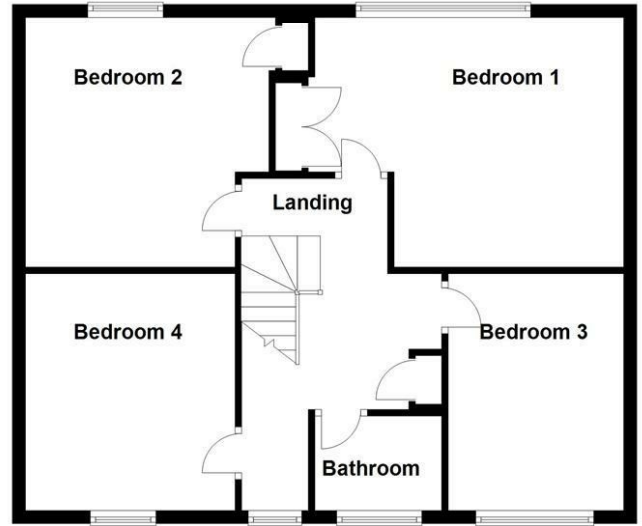
Total floor area 143 square metres

# Floor Plan

Ground Floor



First Floor

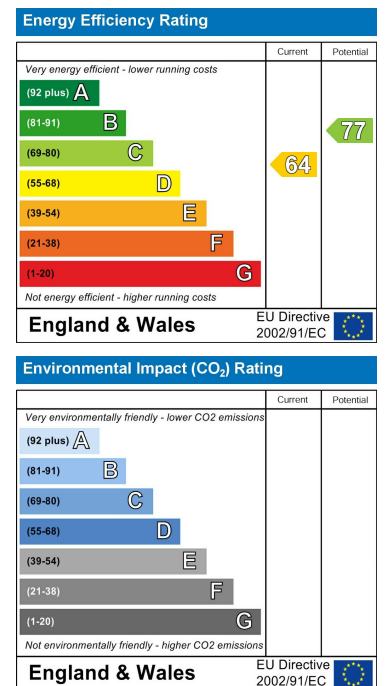


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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