



# BROOK GAMBLE



**19 Beechy Gardens, Eastbourne, BN20 8NY**

**£279,995**

A chance to acquire a two bedroom end of terrace house, in the HIGHLY POPULAR OLD TOWN AREA, with the MOST MAGNIFICENT GARDEN. Accommodation comprises lounge, separate kitchen, TWO GOOD SIZED BEDROOMS and a bathroom. The SOUTH WESTERLY FACING GARDEN enjoys VIEWS TOWARDS THE SOUTH DOWNS to a WESTERLY ASPECT. This property simply must be viewed to fully appreciate the fantastic garden size. Sole Agents.

Double glazed front door to

### **Entrance Hall**

Stairs rising to first floor landing. Double glazed window to side aspect.

**Lounge 13'5" x 11'9" (4.09m x 3.58m)**



Radiator. Picture rail. Double glazed window to front aspect, overlooking front garden.

**Kitchen 16'5" x 6'5" (5.00m x 1.96m)**



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap and tiled splashback. Complementary work surface. Space for gas cooker. Space and plumbing for washing machine. Space for upright fridge freezer. Wall mounted Baxi gas boiler. Under stairs storage cupboard. Radiator. Extractor fan unit. Double window to side aspect. Double glazed window to rear aspect. Double glazed door leading onto garden.

Stairs, from entrance hall, to:

### **First Floor Landing**

Hatch to loft. Double glazed window to side aspect.

**Bedroom 1 16'5" x 10'3" (5.00m x 3.12m)**



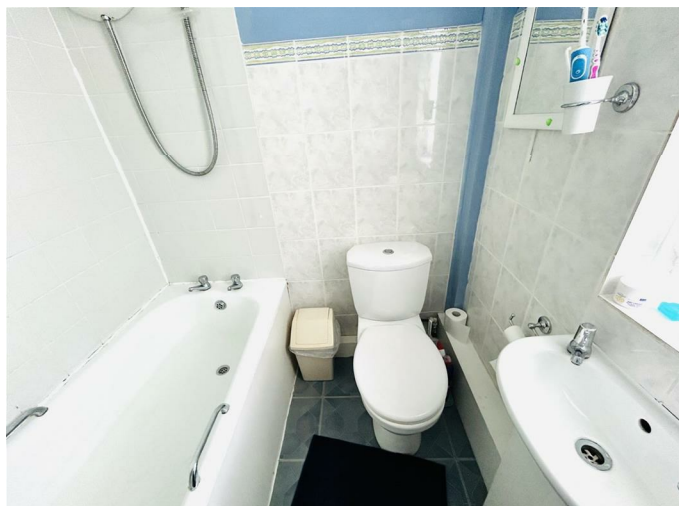
Built-in cupboard with hanging rail and shelving. Feature fire surround. Radiator. Picture rail. Two double glazed windows to front aspect.

**Bedroom 2 8'8" x 6'9" (2.64m x 2.06m)**



Airing cupboard housing hot water cylinder. Storage cupboard with hanging rail and shelving above. Radiator. Double glazed window to rear aspect with fantastic views across the large garden to the South Downs National Park.

## Bathroom



White suite comprising bath with mixer tap, wall mounted Mira shower with shower attachment and riser rail, low level WC and wash hand basin. Tiled splashback. Extractor fan unit. Radiator. Wall mounted electric bar heater. Double glazed opaque window to side aspect.

## Outside



The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn with pathway to house and is enclosed by timber fencing.

The fantastically sized, south westerly facing rear garden is laid mainly to lawn with a variety of mature, shrubs, plants and trees and far reaching views to the South Downs National Park. The garden is enclosed by fencing with gate to side.

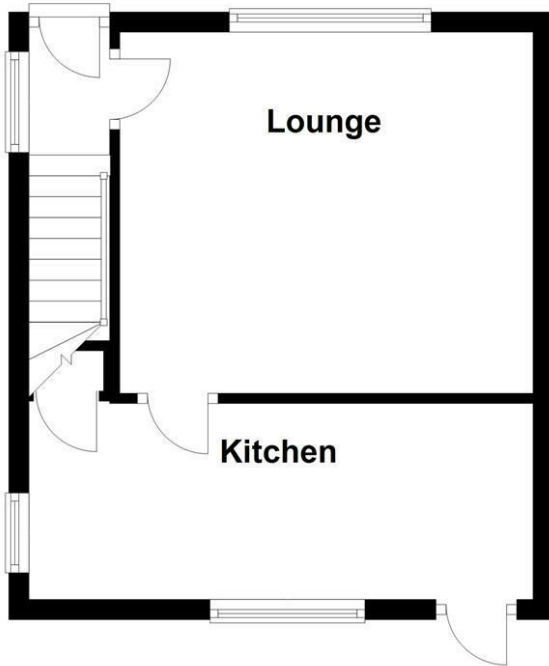
## Other Information

Council Tax Band B

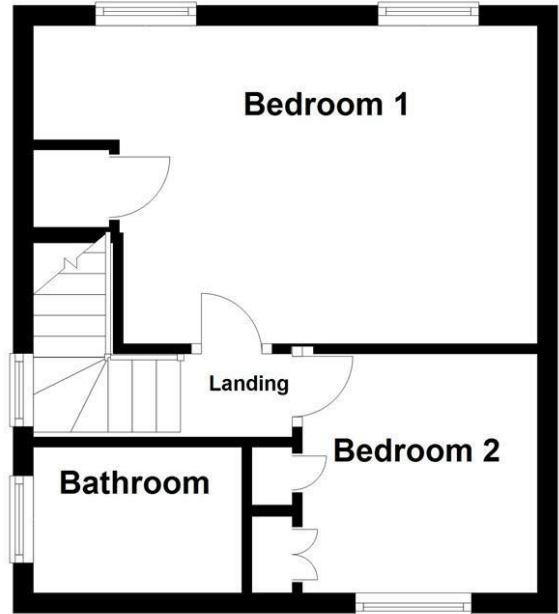
The property is approximately 60 metres squared.

# Floor Plan

## Ground Floor

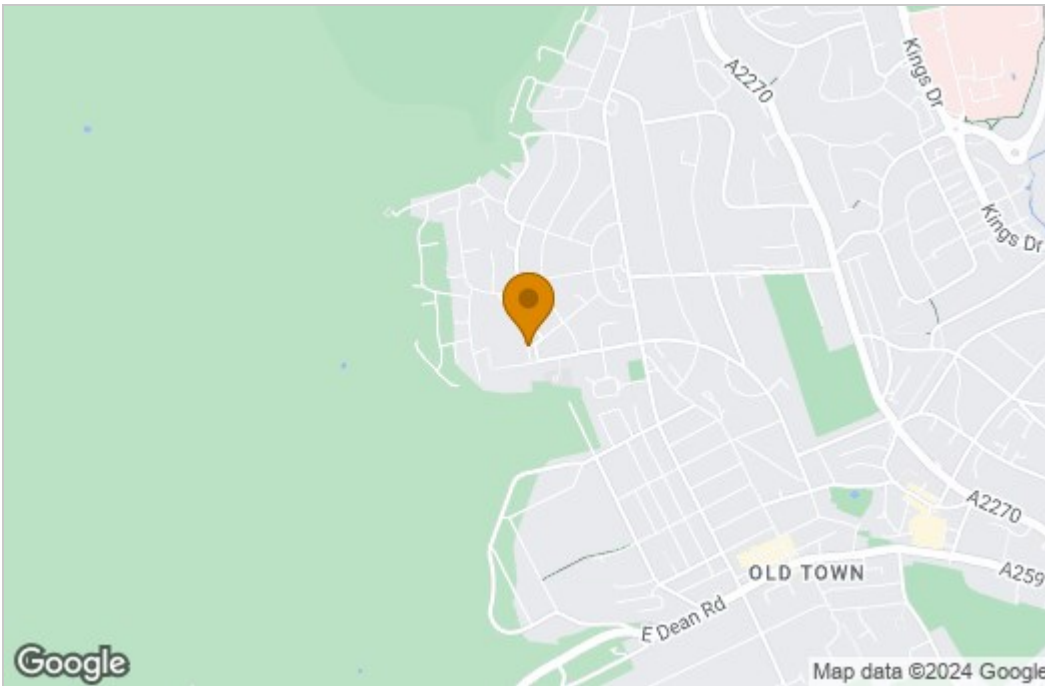


## First Floor

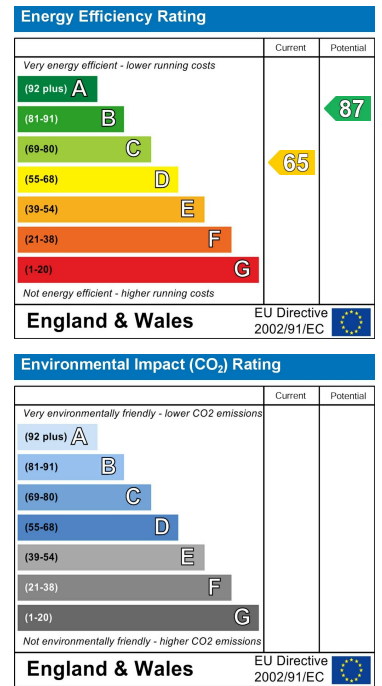


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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