



BROOK GAMBLE



21 Salehurst Road, Eastbourne, BN21 1QS

Guide Price £340,000

£340,000-£350,000 Guide Price Brook Gamble are delighted to offer a three bedroom mid terrace Victorian home in the HIGHLY POPULAR OLD TOWN. In close proximity to good local schools, Waitrose and other amenities, the property benefits from versatile accommodation with THREE GROUND FLOOR RECEPTION ROOMS. Tastefully decorated throughout, the house also benefits from double glazing and gas central heating. **MUST SEE PROPERTY**

Double glazed front door to:

Entrance Hall

Radiator. Dado rail. Ceiling cornice. Stripped floorboards. Stairs rising to first floor landing. Open plan to:

Dining Room 11'6" x 11'0" (3.51m x 3.35m)



Under stairs storage cupboards. Wall mounted heating thermostat. Radiator. Ceiling cornice. Double glazed window to rear aspect.

Lounge 14;8" x 11'4" (4.27m;2.44m x 3.45m)



Feature fire surround and tiled hearth. Picture rail. Ceiling cornice. Wall light points. Stripped floorboards. Double glazed window to front aspect.

Family Room 11'9" x 9'9" (3.58m x 2.97m)



Radiator. Picture rail. Ceiling coving. Wall light points. Double glazed window to side aspect.

Inner Hall

Built-in storage cupboard with shelving.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Fully tiled walls. Ceiling coving. Double glazed window to side aspect.

Kitchen 11'1" x 10'7" (3.38m x 3.23m)



Fitted with a range of wall and base units incorporating one and a half bowl sink unit with mixer tap. Complimentary work surface. Space for electric cooker with extractor hood above. Space for upright fridge freezer. Wall mounted central heating boiler. Double glazed window to rear overlooking rear garden. Double glazed door to side with access to garden.

Stairs, from entrance hall, to:

First Floor Landing

Dado rail. Ceiling coving. Hatch to loft.

Bedroom 1 15'2" x 11'4" (4.62m x 3.45m)



Feature fire surround with marble hearth. Radiator. Picture rail. Ceiling coving. Two double glazed windows to front aspect.

Bedroom 2 11'6" x 9'8" (3.51m x 2.95m)



Radiator. Picture rail. Double glazed window to rear.

Bedroom 3 9'8" x 8'4" max (2.95m x 2.54m max)



Radiator. Double glazed window to rear aspect.

Bathroom



White suite comprising bath with shower attachment, riser rail and rainfall shower head, high level WC and wash hand basin inset into vanity unit. Tiled splashback. Radiator. Double glazed window to side aspect.

Outside



The southerly facing rear garden is laid to patio for low maintenance, enclosed by brick wall and timber fencing.

Other Information

Council Tax Band C

Floor Plan

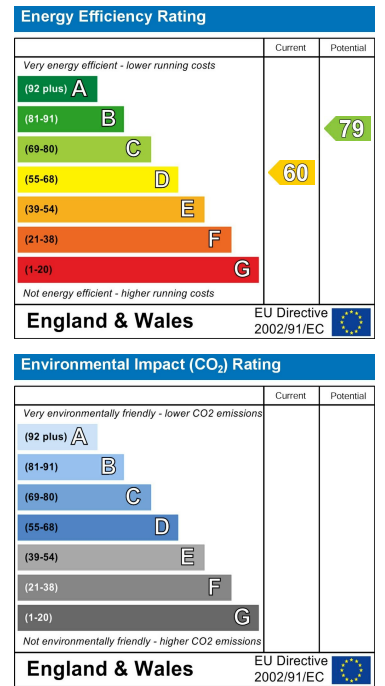


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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