



# BROOK GAMBLE



**130 Willingdon Road, Eastbourne, BN21 1TW**

**£329,950**

Brook Gamble are delighted to be offering an EXTREMELY WELL PRESENTED two bedroom mid terrace house, located in OLD TOWN, CLOSE TO GOOD SCHOOLS, with lounge and SEPARATE DINING ROOM, BEAUTIFUL MODERN FITTED KITCHEN, gas central heating and double glazing, LARGE MASTER BEDROOM WITH BUILT-IN WARDROBE, courtyard gardens to front and rear.

Viewing is essential. Sole Agents.



Double glazed front door to:

**Entrance Vestibule**

Door to:

**Entrance Hall**

Under stairs storage cupboard. Wall mounted heating thermostat. Radiator. Stairs rising to first floor landing.

**Lounge 14'3" x 11'10" (4.34m x 3.61m)**



Feature fire surround. Radiator. Ceiling cornice. Double glazed window to front aspect.

**Dining Room 10'10" x 9'9" (3.30m x 2.97m)**



Radiator with thermostatic control valve. BT point. Ceiling coving. Double glazed window to rear aspect.

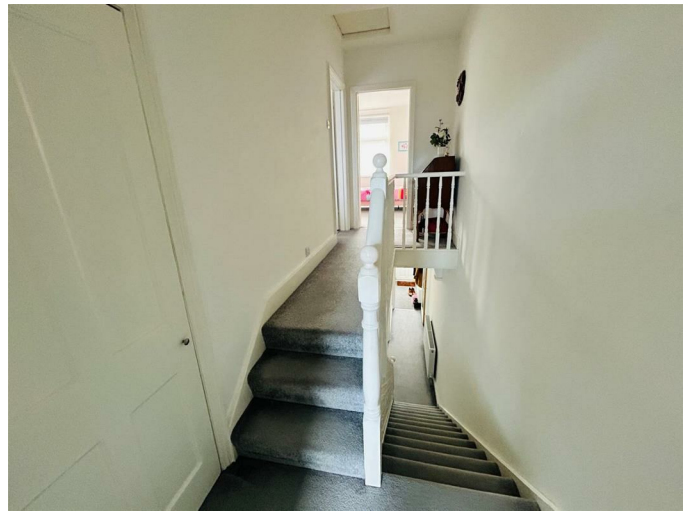
**Kitchen 12'5" x 8'5" (3.78m x 2.57m)**



Fitted with a range of wall and base units with complementary worktop and incorporating single bowl sink unit with mixer tap. Tiled splashback. Breakfast bar. Space for electric cooker. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Radiator. Laminate wood flooring. Double glazed window to side aspect. Double glazed window to rear aspect. Double glazed door to courtyard garden.

Stairs, from entrance hall, to:

**First Floor Landing**



Airing cupboard housing hot water cylinder with shelving above. Hatch to loft.



**Bedroom 1 15'2" x 12'0" (4.62m x 3.66m)**



Built-in double wardrobe. Radiator. Ceiling coving. Two double glazed windows to front aspect.

**Bedroom 2 10'10" x 9'9" (3.30m x 2.97m)**



Radiator. Ceiling coving. Double glazed window to rear aspect.

**Bathroom**



White suite comprising bath, with mixer tap and shower attachment, low level WC and wash hand

basin inset into vanity unit. Large walk-in shower cubicle with wall mounted shower and riser rail. Tiled splashback. Heated towel ladder. Laminate wood flooring. Double glazed window to rear aspect.

**Outside**



The front of the property is laid to paving with crazy paved path to front door. Enclosed by low brick wall.

The rear garden is laid mainly to paved patio with borders containing flowers and mature plants and shrubs. Enclose by wall with gate for rear access.

**Other Information**

Council Tax Band C

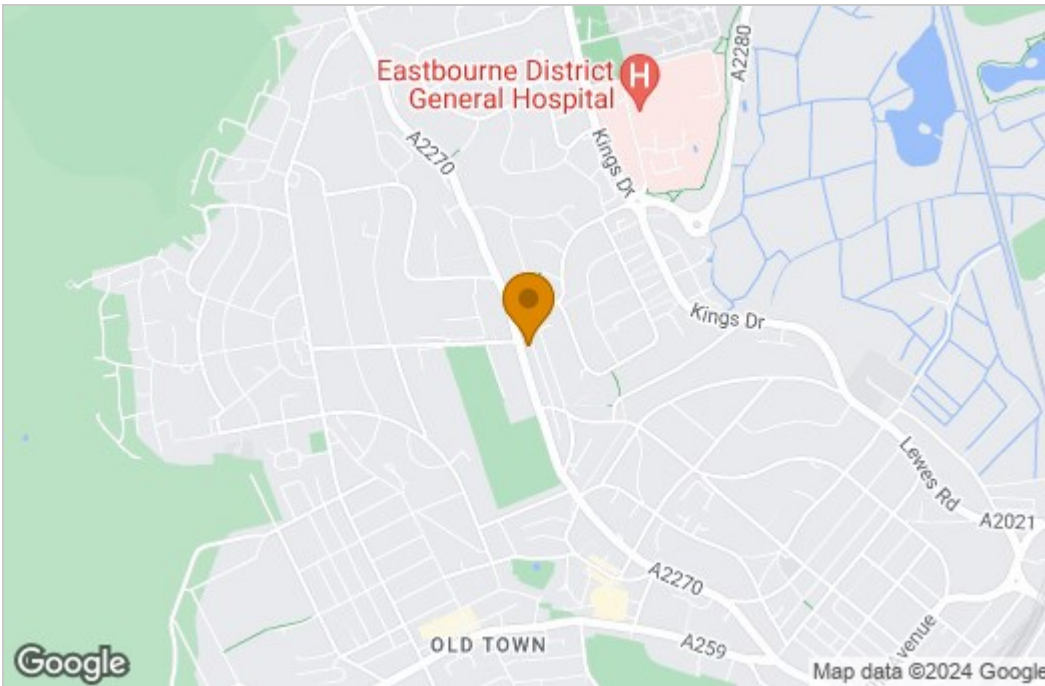
Total floor area 92 square metres

# Floor Plan

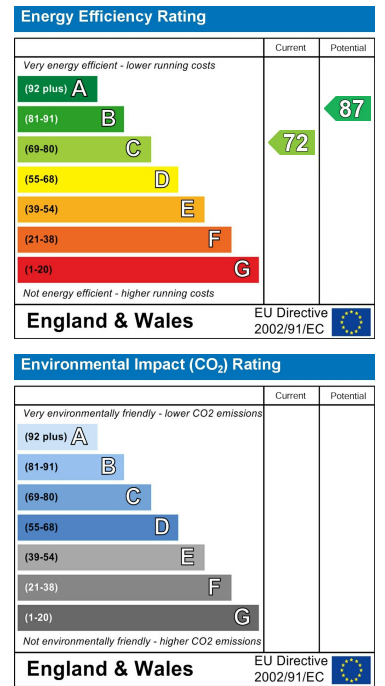


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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.