



BROOK GAMBLE



28 New Road, Eastbourne, BN22 8BT

£264,110

Brook Gamble are delighted to offer to the market this two bedroom terraced house. Located CLOSE TO EASTBOURNE TOWN CENTRE, the property boasts a THROUGH LOUNGE/DINING ROOM and RE-FITTED KITCHEN AND BATHROOM. Situated in a CUL DE SAC LOCATION, further benefits include gas central heating and uPVC double glazing, as well as a COURTYARD GARDEN. Being within EASY REACH OF EASTBOURNE'S BEACON SHOPPING CENTRE AND RAILWAY STATION, viewing is considered essential. Sole Agents.

Composite glazed front door to:

Entrance Hall

Radiator. Dado rail. Wood effect laminate flooring.

Lounge 11'7" x 10'4" (3.53m x 3.15m)



Fireplace with stone hearth and wooden mantle. Radiator. Wood effect laminate flooring. uPVC double glazed window to front. Open plan to:

Dining Room 12'0" x 11'1" (3.66m x 3.38m)



Fireplace with tiled hearth. Radiator. Wood effect laminate flooring. uPVC double glazed window to rear. Glazed door and step down to:

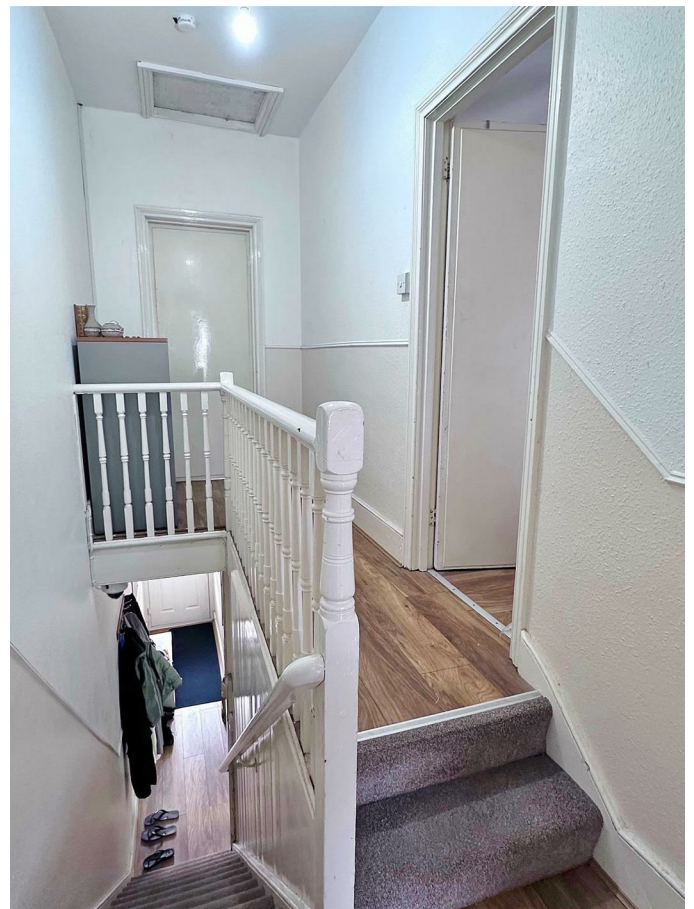
Kitchen 10'6" x 8'10" (3.20m x 2.69m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with electric oven below and cooker hood above. Wall units. Space and plumbing for washing machine and tumble dryer. Under stairs storage cupboard. Wall mounted gas boiler. Radiator. Tiled walls. Tiled floor. uPVC double glazed window to rear. Door to side.

Stairs, from entrance hall, to:

First Floor Landing



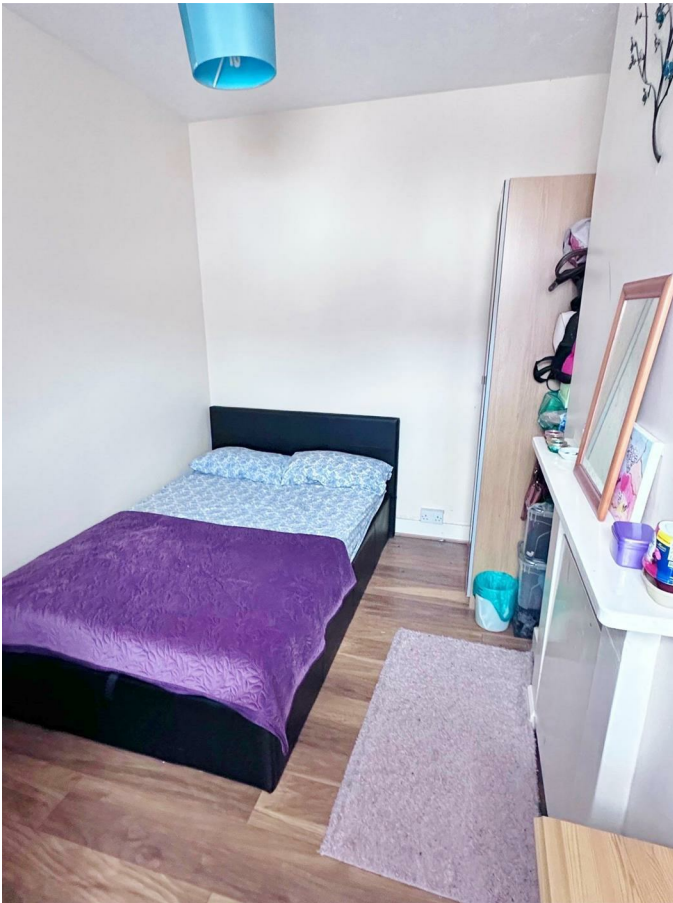
(Split-level). Two loft hatches.

Bedroom 1 13'8" x 11'5" (4.17m x 3.48m)



Radiator. Wood effect laminate flooring. Two uPVC double glazed windows to front.

Bedroom 2 11'6" x 8'2" (3.51m x 2.49m)



Fireplace. Radiator. Wood effect laminate flooring. uPVC double glazed window to rear.

Bathroom 8'10" x 7'6" (2.69m x 2.29m)



Panelled bath with mixer tap and hand held shower attachment and glazed screen. Wash basin inset into vanity unit with drawers and cupboards. Low level WC. Radiator. Tiled walls. Tiled floor. uPVC double glazed window to rear.

Separate WC

Low level WC. Tiled walls. Tiled floor. uPVC double glazed window to side.

Outside

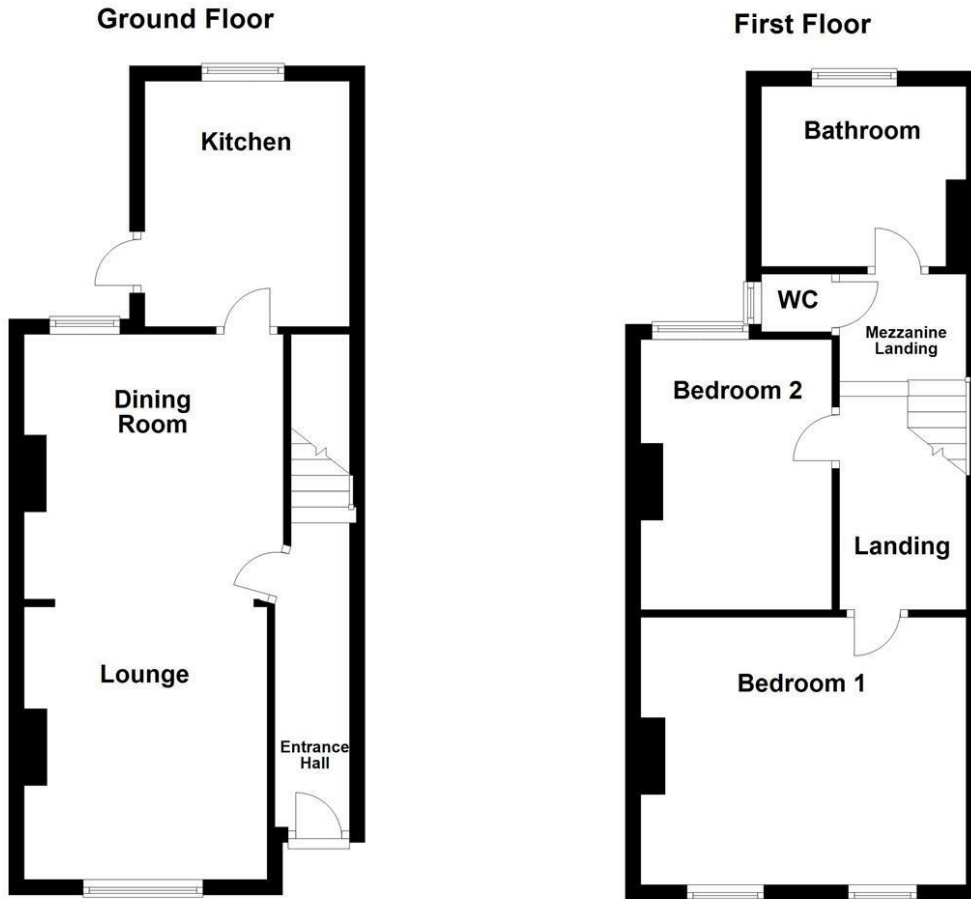


The property enjoys the benefit of a patio garden, enclosed by brick wall and timber fencing.

Other Information

Council Tax Band B

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.