



BROOK GAMBLE



39 Beach Road, Eastbourne, BN22 7EZ

£390,000

Brook Gamble are delighted to be offering a WELL PRESENTED and MOST SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE located JUST OFF EASTBOURNE SEAFRONT in Beach Road. With VERSATILE ACCOMMODATION comprising LOUNGE LEADING DIRECTLY ONTO A DECKED AREA, LARGE KITCHEN BREAKFAST ROOM, CONSERVATORY with FRENCH DOORS TO GARDEN, the property is TASTEFULLY DECORATED THROUGHOUT and boasts a DELIGHTFUL MATURE GARDEN with brick-built shed and is being offered CHAIN FREE. A further benefit is the OFF ROAD PARKING SPACE. Must see property. Sole Agents.

Double glazed front door to:

Entrance Hall

Under stairs storage cupboard. Further storage cupboard. Wall mounted thermostat. Radiator with thermostatic control valve. Ceiling coving. Tiled floor.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Part tiling to walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to side aspect.

Lounge 18'2" x 9'9" (5.54m x 2.97m)



Feature fire surround. BT point. Radiator. Ceiling coving. Double glazed window to front aspect. French doors leading onto rear garden.

Kitchen 13'9" x 11'3" (4.19m x 3.43m)



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap with vegetable wash feature. Complementary work surface. Space for range style cooker with fitted extractor hood above. Tiled splashback. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for further under counter appliance. Central island unit creating breakfast area, with cupboards and drawers beneath. Ceiling coving. Two double glazed windows to side aspect. Double glazed sliding patio doors to:

Conservatory 13'4" x 10'5" (4.06m x 3.18m)



Laminate wood flooring. Lighting and power points. Double glazed French doors leading onto garden.

Stairs, from entrance hall, to:

First Floor Landing

Cupboard with shelving and housing wall mounted gas central heating boiler. Hatch to loft. Double glazed window to front aspect.

Bedroom 1 11'4" x 11'1" (3.45m x 3.38m)



Built-in cupboard. Radiator. Double glazed window to rear aspect, overlooking rear garden.

Bedroom 2 11'2" x 11'0" (3.40m x 3.35m)



Built-in cupboard. Radiator. Double glazed window to rear aspect.

Bedroom 3 9'9" x 6'9" (2.97m x 2.06m)



Radiator. Double glazed window to front aspect.

Shower Room



Walk-in shower cubicle with wall mounted shower, riser rail, shower attachment and rainfall shower

head. Wash hand basin with mixer tap, inset into vanity unit. Low level WC. Heated towel ladder. Extractor fan unit. Fully tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to side aspect.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is mainly laid to lawn with mature shrubs and pathway to house. There an off road parking space for one vehicle.

The rear garden is laid mainly to lawn with a variety of mature shrubs and plants, decking area, outside electricity point and brick-built storage shed. Enclosed by timber fencing.

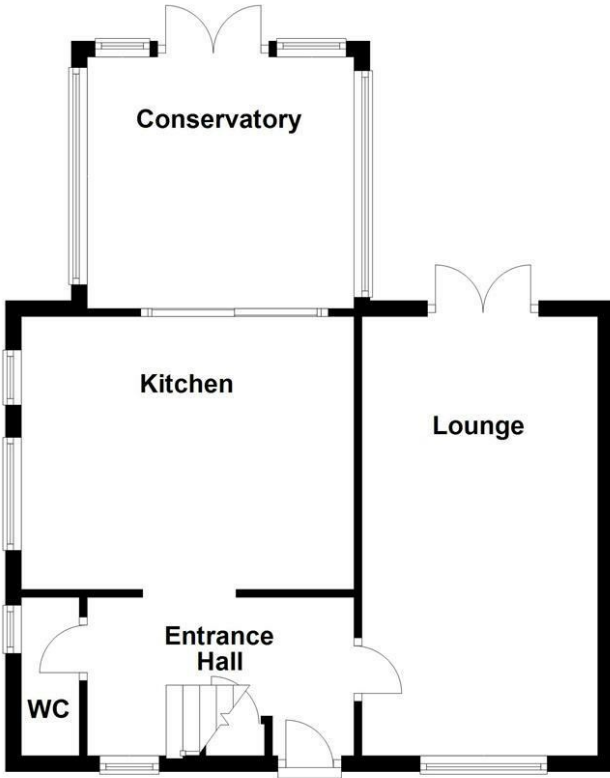
Other Information

Council Tax Band C

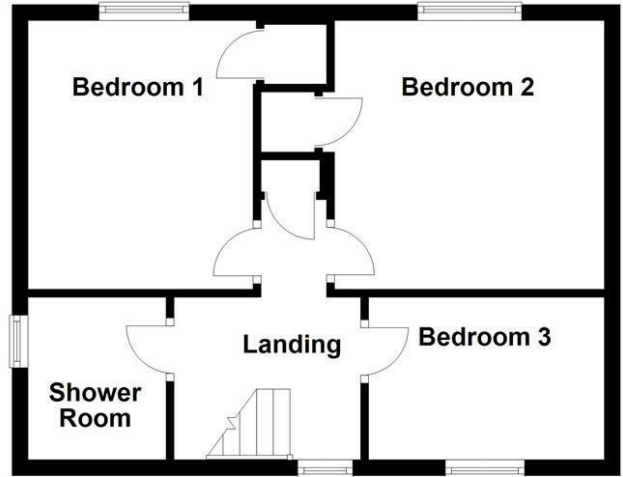
Total floor area 92 square metres.

Floor Plan

Ground Floor



First Floor

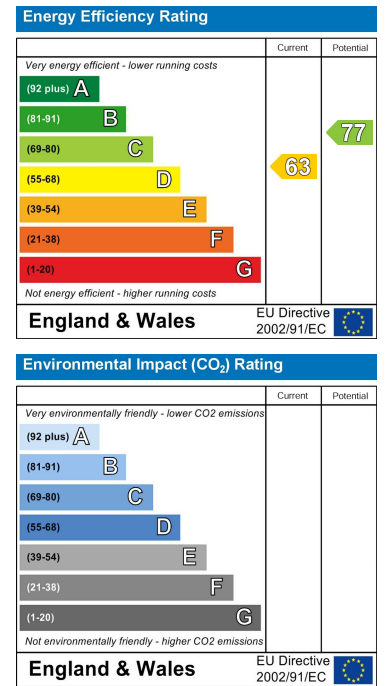


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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