



# BROOK GAMBLE



**7 Northiam Road, Eastbourne, BN21 1RP**

**£350,000**

Brook Gamble are delighted to be offering a SPACIOUS THREE BEDROOM MID TERRACE HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. With accommodation comprising lounge, with SEPARATE DINING ROOM and SPACIOUS KITCHEN, which leads onto a SOUTH FACING WALLED REAR GARDEN. The property also benefits from RECENTLY INSTALLED DOUBLE GLAZING, is gas centrally heated and is being offered CHAIN FREE. Sole Agents.

Front door to:

**Entrance Hall**

Stairs to first floor landing.

**Lounge 13'3" (into bay) x 13'1" (4.04m (into bay) x 3.99m )**



Fireplace. Radiator. Double glazed bay window to front aspect. Open plan to:

**Dining Room 13'10" x 11'4" (4.22m x 3.45m)**



Fire surround. Built-in storage cupboards. Radiator. Double glazed window to rear aspect. Archway to:

**Kitchen/Breakfast Room 13'1" x 10'0" (3.99m x 3.05m)**



Fitted with a range of wall and base units. Inset sink unit with mixer tap. Space and plumbing for kitchen appliances. Integrated filter hood. Wall mounted gas boiler. Double glazed window to side aspect. Double glazed window to rear aspect, overlooking rear garden. Door to rear garden.

Stairs, from entrance hall, to:

**First Floor Landing**

Built-in storage cupboard. Access to loft space.

**Bedroom 1 16'4" x 11'3" (4.98m x 3.43m)**



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

**Bedroom 2 11'5" x 11'0" (3.48m x 3.35m)**



Radiator. Double glazed window to rear, overlooking rear garden.

**Bedroom 3 9'11" (into door recess) x 5'4" (3.02m (into door recess) x 1.63m)**



Radiator. Double glazed window to rear, overlooking rear garden.

**Bathroom**



White suite comprising panelled bath with shower

over, wash basin with cupboards below, and low level WC. Radiator. Double glazed window to side aspect.

**Outside**



The property enjoys the benefits of front and rear gardens. The front garden contains a variety of plants and shrubs. Enclosed by brick wall with gate and pathway to front door.

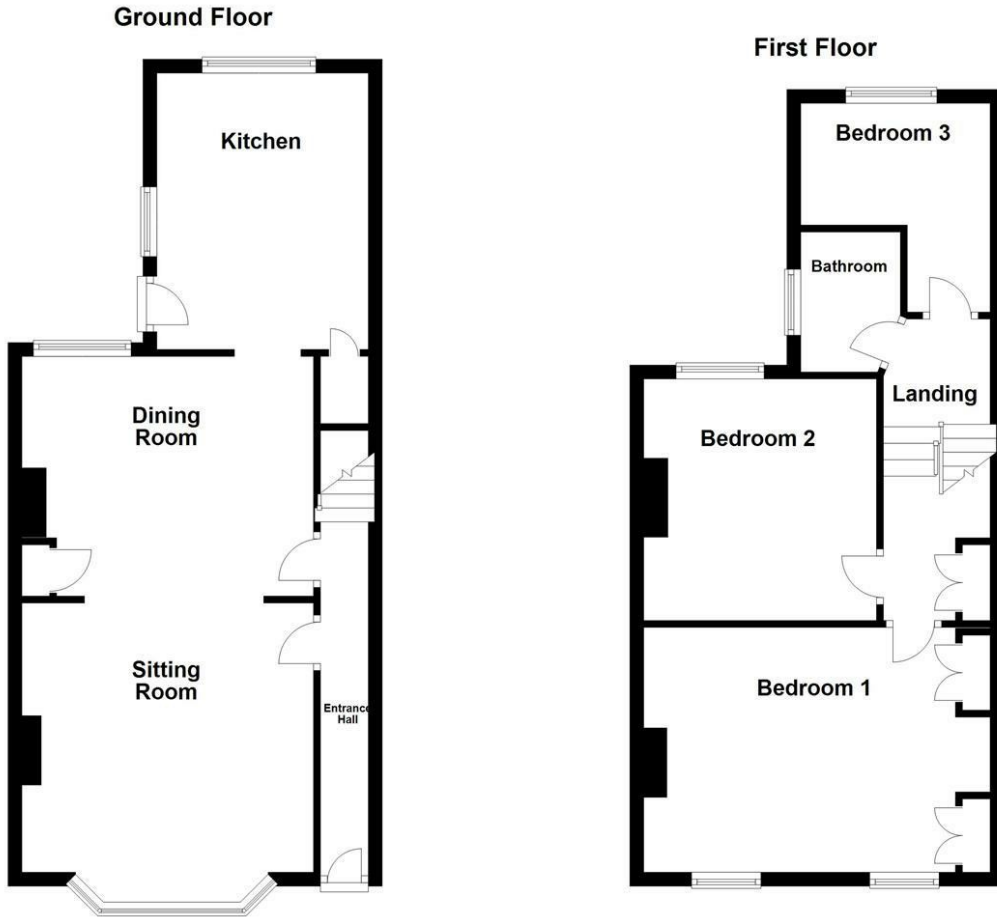
The level, south facing rear garden measures approximately 45' and is mainly laid to lawn with flower beds and borders and a variety of mature trees, providing a good degree of privacy. There is a covered, decked seating area and a garden store. The garden is enclosed by brick wall and timber fencing with gate for rear access.

**Other Information**

Council Tax Band C

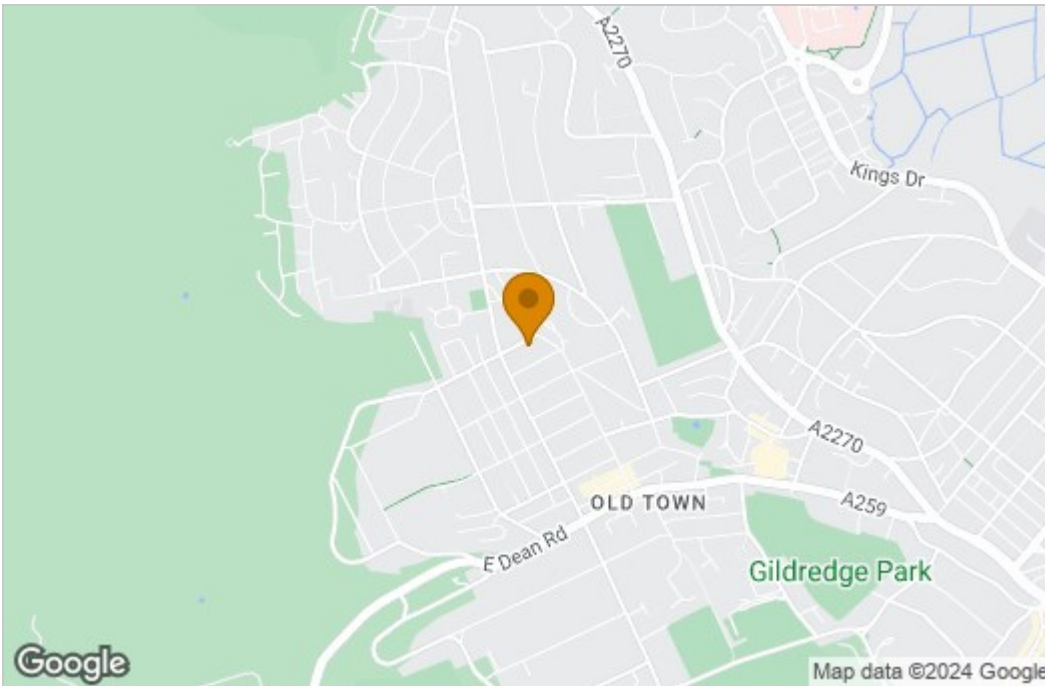
Total floor area 97 square metres

# Floor Plan

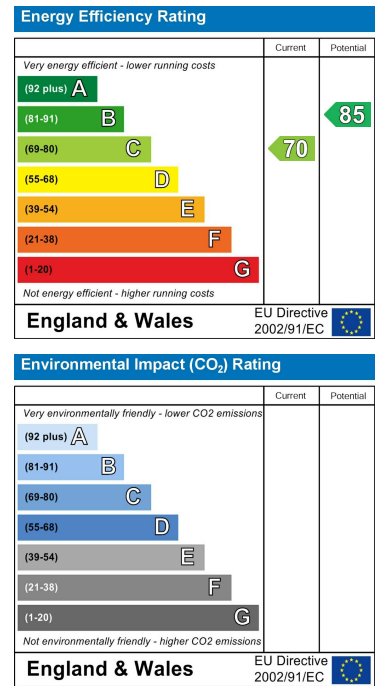


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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