



BROOK GAMBLE



21 Gilbert Road, Eastbourne, BN22 8JA

£367,500

Brook Gamble offer to the market this GOOD SIZED THREE BEDROOM, TWO RECEPTION terraced home OVERLOOKING SEASIDE RECREATION GROUND in Seaside. The house offers GOOD SIZED EXTENDED ACCOMMODATION including a THROUGH LOUNGE/DINING ROOM and a LARGE KITCHEN/BREAKFAST ROOM.

There is also a GROUND FLOOR BATHROOM/UTILITY, as well as a FIRST FLOOR SHOWER ROOM. Having been the subject of improvement by the present owners, further benefits include gas central heating and uPVC double glazing, as well as an ATTRACTIVE REAR GARDEN. Well located for popular local schools schools and shops; Eastbourne's seafront and town centre are also within a short distance. Viewing is considered essential.

Sole Agents.

Composite front door, with frosted glazed panels, to:

Entrance Porch

Glazed panelled inner door to:

Entrance Hall

Under stairs storage cupboard. Radiator. Glazed door to:

Lounge 15'5" into bay x 12'6" (4.70m into bay x 3.81m)



Fireplace with wooden mantle. Built-in cupboards and shelving. Radiator. Wood floor. uPVC double glazed bay window to front. Open plan to:

Dining Room 12'6" x 10'3" (3.81m x 3.12m)



Cupboard with shelving above. Radiator. Wood flooring.

Double doors, from dining room, to:

Kitchen/Breakfast Room 16'3" max x 15'1" max (4.95m max x 4.60m max)



Enamel sink unit with cupboard below. Further drawer and base units with work surfaces over. Space for gas fired range cooker. Cooker hood. Stainless steel splashback. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. Linen cupboard with slatted shelving and housing insulated cylinder and cupboard housing wall mounted gas boiler (in kitchen area). Breakfast bar. Part tiling to walls. Tiled floor. Glazed roof to breakfast area. Stable door and windows to rear. Door, from kitchen area, to:

**Ground Floor Bathroom/Utility 8'11" x 6'3"
(2.72m x 1.91m)**



Bath. Pedestal wash basin. Low level WC. Work surface with appliance space above and space and plumbing for washing machine below. Extractor fan. Radiator. Wood effect laminate flooring. uPVC double glazed window to rear.

Stairs, from entrance hall, to:

First Floor Landing



(Split-level). Hatch to loft.

**Bedroom 1 16'2"max x 15'5" into bay (4.93mmax
x 4.70m into bay)**



Radiator. uPVC double glazed bay window to front. Further uPVC double glazed window to front, overlooking park.

Bedroom 2 12'4" x 10'4" (3.76m x 3.15m)



Radiator. uPVC double glazed window to rear.

Bedroom 3 9'2" x 8'6" excluding door recess (2.79m x 2.59m excluding door recess)



Radiator. uPVC double glazed window to rear.

Shower Room



Tiled shower cubicle with wall mounted shower unit and glazed screen. Wash basin with tiled splashback and vanity cupboard below. Low level WC. Radiator. Hatch to loft. Frosted uPVC double glazed window to side.

Rear Garden



The property enjoys the benefit of an attractive rear garden, laid to lawn and decking with a timber shed. The garden is enclosed by timber fencing and brick wall with gate for rear access.

Other Information

Council Tax Band C

Total floor area 120 square metres

Floor Plan

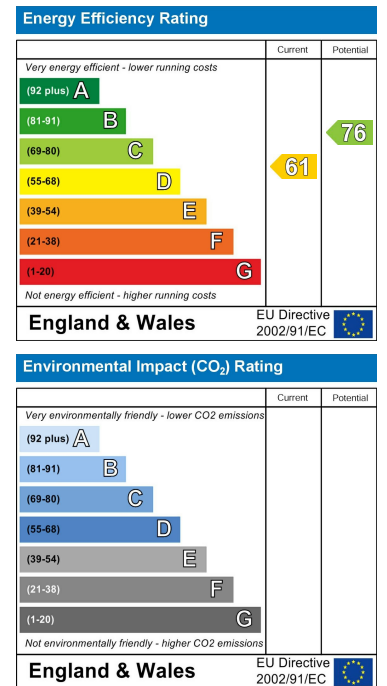


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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