



BROOK GAMBLE



58 Gore Park Road, Eastbourne, BN21 1TQ

£425,000

Brook Gamble are delighted to offer this CHARMING THREE BEDROOM VICTORIAN TERRACED HOUSE in the HEART OF OLD TOWN, CLOSE TO LOCAL AMENITIES AND LOCAL SCHOOLS. The property is IMMACULATELY PRESENTED with TASTEFUL MODERN DECOR THROUGHOUT. Accommodation includes SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM and MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES. LOW MAINTENANCE REAR GARDEN. Simply must see property. Sole Agents.

Double glazed front door to:

Entrance Vestibule

Door to:

Entrance Hall



Radiator. Amtico flooring. Stairs rising to first floor landing.

Lounge 14'1" max into bay x 11'9" (4.29m max into bay x 3.58m)



Television aerial point. Wall mounted contemporary style radiator. Amtico flooring. Double glazed bay window to front aspect. Open plan to:

Dining Room 11'9" x 11'9" (3.58m x 3.35m;2.74m)



Under stairs storage cupboard housing wall mounted consumer unit and electricity meter. Radiator. Amtico flooring. Double glazed window to rear aspect, overlooking rear garden.

Kitchen 20'7" x 6'9" (6.27m x 2.06m)



Range of fitted wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surfaces. Four ring hob with extractor hood above and electric oven below. Dishwasher. Fitted washing machine. Space for upright fridge freezer. Space for further upright fridge freezer. Fitted breakfast bar. Wall mounted gas central heating boiler. Contemporary style radiator. Double glazed window to side aspect. Double glazed window to rear, overlooking rear garden. Skylight window. Double glazed door to side.

Stairs, from entrance hall, to:

First Floor Landing

Radiator. Double glazed window to side aspect. Stairs to second floor landing.

Bedroom 1 15'7" x 11'8" (4.75m x 3.56m)



Feature fire surround with tiled hearth. Built-in wardrobes to either side of chimney breast. Radiator. Double glazed bay window to front aspect.

Bedroom 2 12'0" x 10'3" (3.66m x 3.12m)



Feature fire surround with tiled hearth. Built-in wardrobe. Radiator. Double glazed window to rear aspect.

Separate Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Electric radiator. Double glazed window to side aspect.

Stairs, from first floor landing, to:

Second Floor Landing

Storage cupboard. Hatch to loft.

Bedroom 3 14'9" max x 12'3" max (4.50m max x 3.73m max)



Radiator. Double glazed window to front aspect.

Family Bathroom



Large free standing roll-top bath with wall mounted mixer tap. Low level WC. Wash hand basin. Shower cubicle. Tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to rear.

Outside



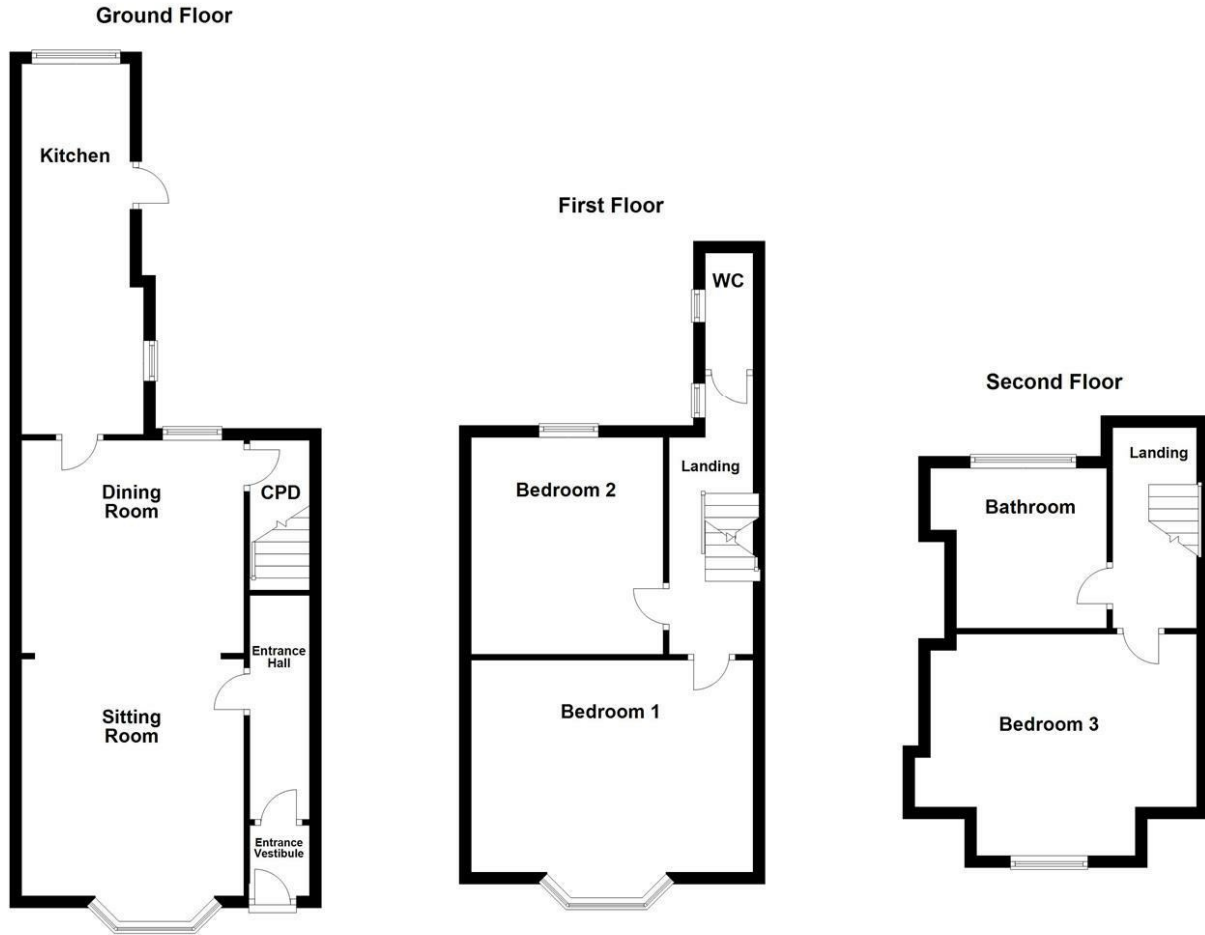
The property enjoys the benefit of a low maintenance rear garden, laid to artificial lawn with two outside storage cupboards and an outdoor electric point. The garden is enclosed by brick wall and timber fencing.

Other Information

Council Tax Band C

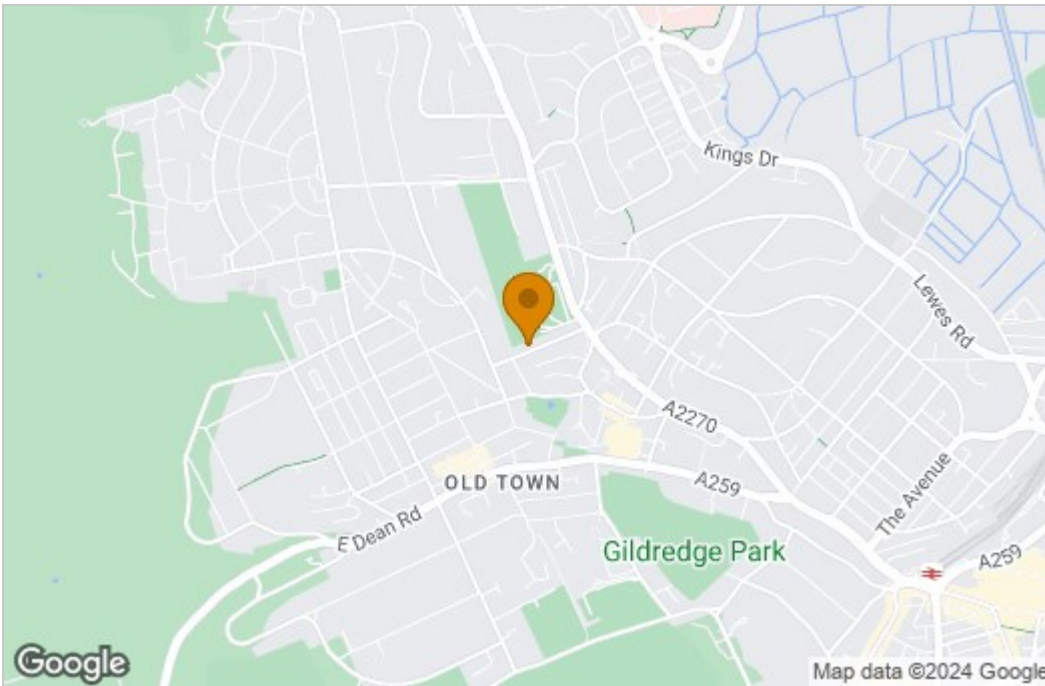
Total floor area 115 square metres

Floor Plan

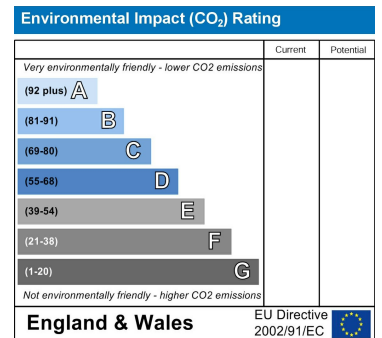
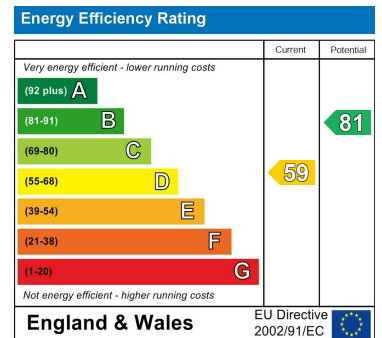


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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