



# BROOK GAMBLE



**58 Gore Park Road, Eastbourne, BN21 1TQ**

**£415,000**

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**

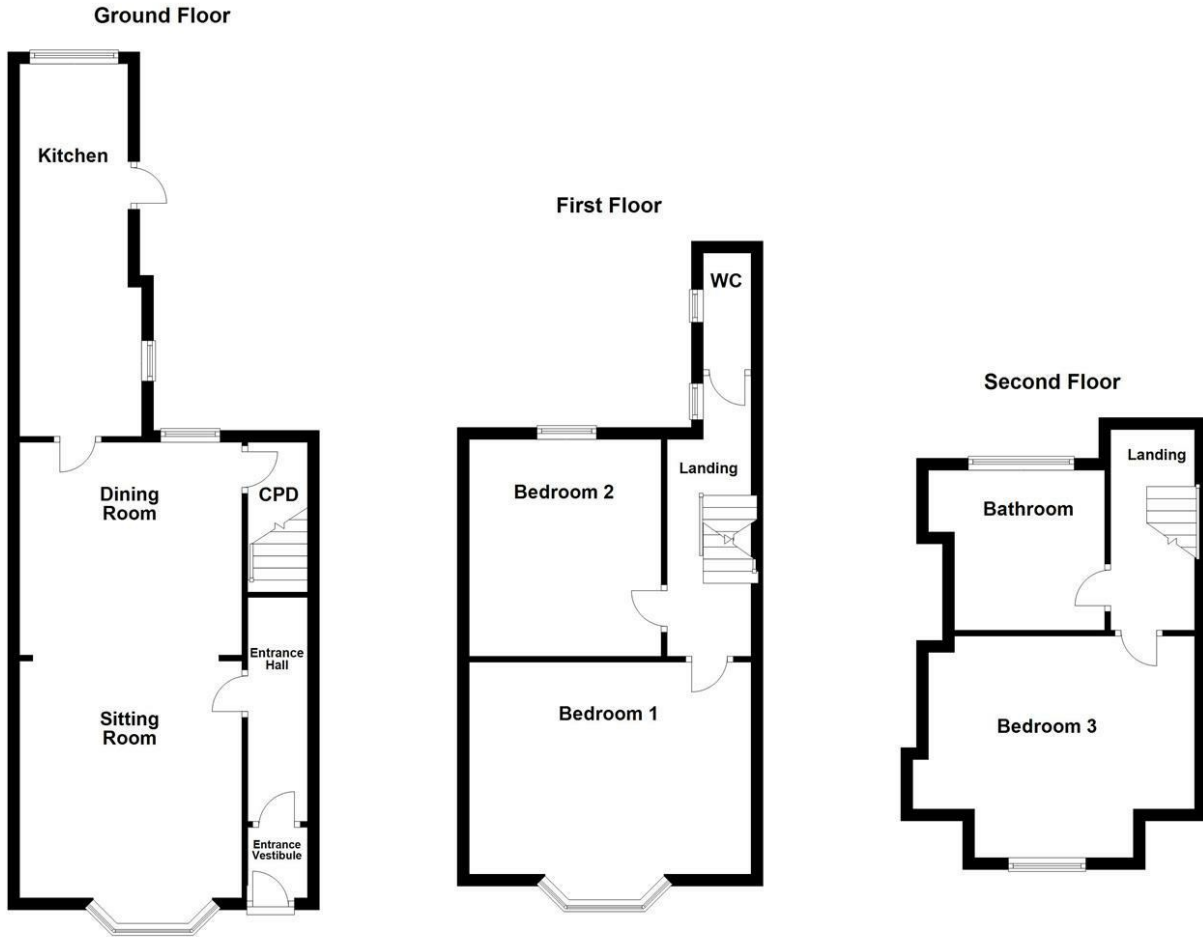
The property enjoys the benefit of a low maintenance rear garden, laid to artificial lawn with two outside storage cupboards and an outdoor electric point. The garden is enclosed by brick wall and timber fencing.

### **Other Information**

Council Tax Band C

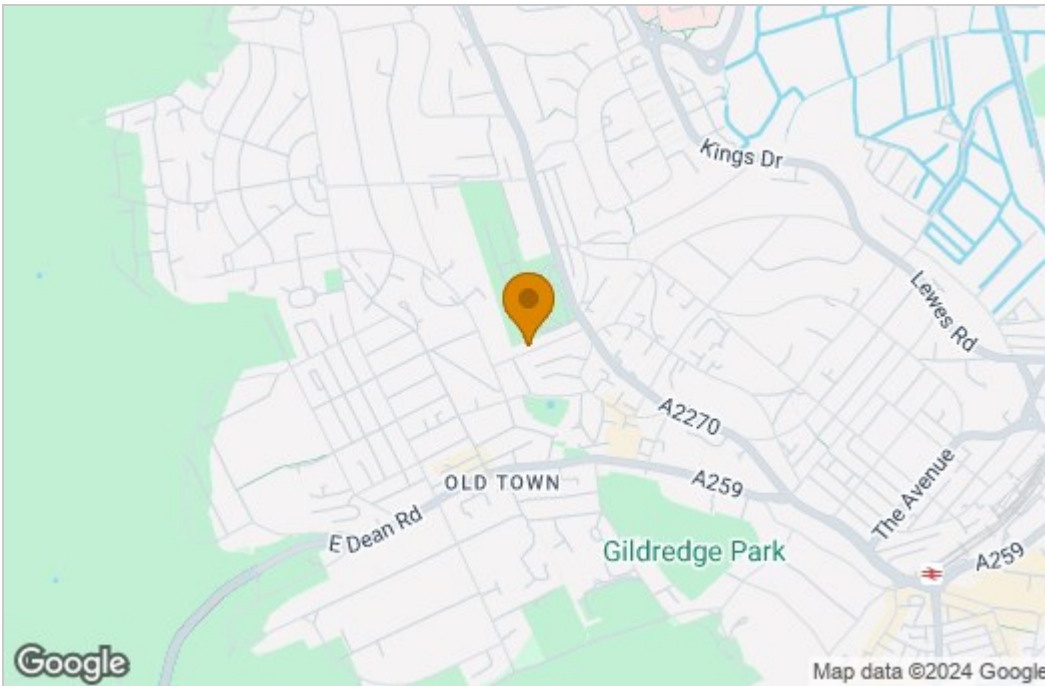
Total floor area 115 square metres

# Floor Plan

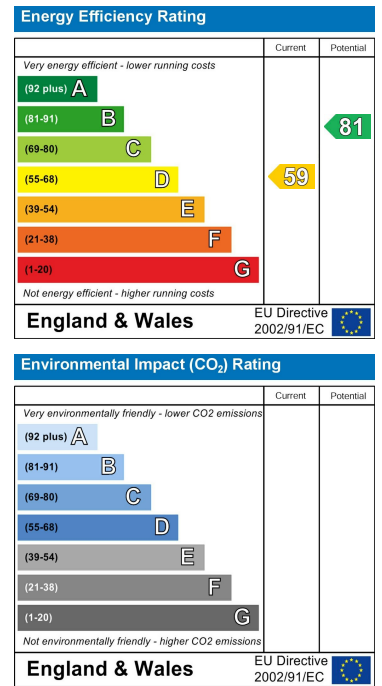


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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