



BROOK GAMBLE



63 Eridge Road, Eastbourne, BN21 2TS

£515,000

Welcome to this stunning property located on Eridge Road in the charming town of Eastbourne. This beautiful house boasts not only 4 spacious bedrooms but also 2 reception rooms, providing ample space for all your needs. As you step inside, you'll be greeted by a large 21' open plan living space, perfect for entertaining guests or simply relaxing with your family. The property is beautifully presented throughout, offering a warm and inviting atmosphere that you'll be proud to call home. One of the unique features of this property is the one-bedroom annex, which generates an impressive £9300 per annum **HOWEVER THE PROPERTY WILL BE EMPTY UPON COMPLETION**. This additional space could serve as a guest suite, a home office, or even a rental opportunity, providing flexibility and potential for extra income. Conveniently located close to local amenities, this house offers the perfect blend of comfort and convenience. Whether you're looking to enjoy a peaceful evening in the garden or explore the nearby shops and restaurants, this property has something for everyone.

Double glazed front door to:

Entrance Porch

Double glazed window to side. Door to:

Entrance Hall

Under stairs storage cupboard. Radiator. Oak flooring. Stairs rising to first floor landing.

Ground Floor Cloakroom

Low level WC. Wash hand basin, inset into vanity unit, with mixer tap. Heated towel ladder. Fully tiled walls. Tiled floor. Double glazed window to front aspect.

Lounge 14'4" x 12'1" (4.37m x 3.66m0.30m)

Open fire with feature fire surround. Radiator. Double glazed window to front aspect. Opening to kitchen/dining room. Door to entrance hall.

Open Plan Kitchen/Dining Room 21'8" x 21'5" max (6.60m x 6.53m max)

Fitted with a range of gloss fronted wall and base units. Single bowl sink unit with mixer tap. Granite worktops. Kitchen island with cupboard units beneath. Fitted electric oven and induction hob. Fitted microwave oven. Fitted dishwasher. Fitted washing machine. Under counter fridge. Under counter drinks fridge. Recessed ceiling spotlights with dimmer switch. Oak flooring. Under floor heating. Skylight with electric automatic opening windows. Double glazed sliding patio doors to rear garden.

Ground Floor Bedroom 3 12'8" x 11'9" (3.86m x 3.58m)

Electric socket with USB ports. Wall light points. Oak flooring. Double glazed window to front aspect. Door to:

En Suite Shower Room

Large walk-in shower cubicle with wall mounted shower, riser rail, shower attachment and rainfall shower head. Large wash hand basin inset into vanity unit with cupboards and drawers beneath. Low level WC. Heated towel ladder. Extractor fan. Tiled walls. Recessed ceiling spotlights. Tiled floor. Door to:

Walk-in Wardrobe 8'9" x 3'7" (2.67m x 1.09m)

Range of fitted units with hanging space.

Stairs, from entrance hall to:

First Floor Landing

Cupboard with shelving for linen. Hatch to loft.

Bedroom 1 12'4" x 12'2" (3.76m x 3.71m)

Range of built-in wardrobe units. Radiator. Double glazed window to front aspect.

Bedroom 2 12'4" x 9'5" (3.76m x 2.87m)

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

Bedroom 4 9'7" x 8'8" (2.92m x 2.64m)

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

Bathroom

White suite incorporating bath, with shower above, with rainfall shower head, wash hand basin inset into vanity unit and low level WC. Heated towel ladder. Tiled walls. Recessed ceiling spotlights. Tiled floor. Two double glazed windows to rear aspect.

Annex

Double glazed front door to:

Entrance Hall

Kitchen 8'2" x 6,7" (2.49m x 1.83m,2.13m)

Range of fitted base units. Single bowl sink unit with mixer tap. Complementary work surface. Two ring induction hob. Space and plumbing for washing machine. Space for under counter fridge freezer. Recessed ceiling spotlights. Double glazed window to rear aspect, overlooking rear garden.

Studio Room 8'6" x 8'2" (2.59m x 2.49m)

Under floor heating. Two double glazed windows to side aspect. Door to:

Shower Room 2.59m x 2.49m

Walk-in shower cubicle with wall mounted shower, riser rail and shower attachment. Low level WC. Wash hand basin inset into vanity unit. Extractor fan. Tiled walls. Recessed ceiling spotlights. Tiled floor.

Outside

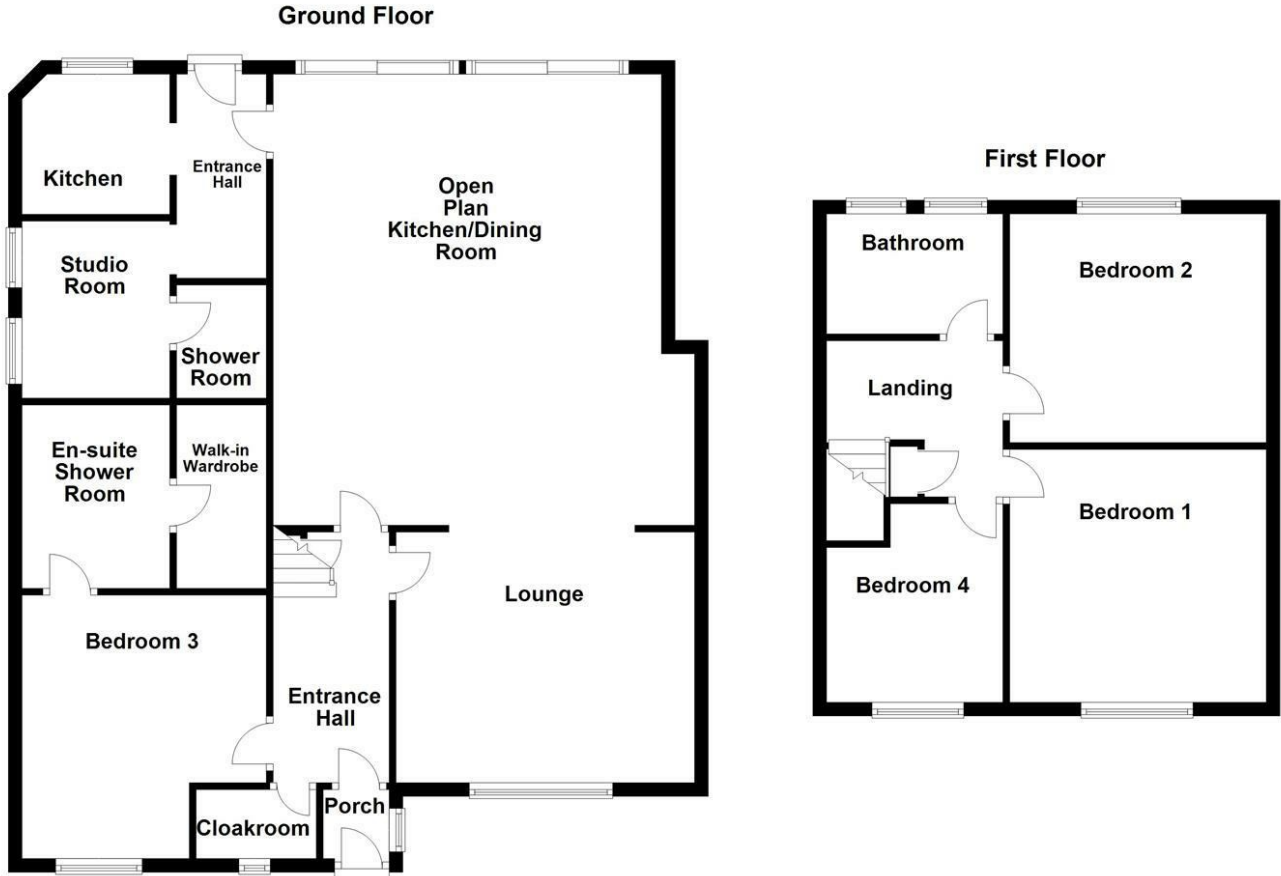
The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn with pathway to front door. There is off road paving for two vehicles and the garden is bordered by low brick wall.

The rear garden is access directly via the open plan kitchen breakfast room; stepping out onto a large patio area, the garden is laid mainly to lawn with an attractive variety of mature plants and shrubs and flower borders. There is a greenhouse and a garden shed. The garden is enclosed by timber fencing with gate to side. Double glazed door to annex.

Agent's Note

The annex to the property is currently let on a Lodger's Agreement, to a tenant who pays £775.00 per month (£9300.00 per annum) to include bills.

Floor Plan

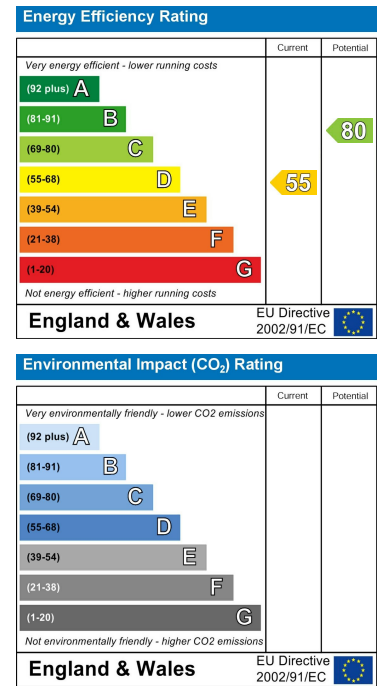


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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