



BROOK GAMBLE



16 Osborne Road, Eastbourne, BN20 8JL

£475,000

Brook Gamble are delighted to offer this EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. Benefitting from a LOUNGE WITH EXPOSED BRICKWORK FIREPLACE with fitted gas fire, MAGNIFICENT KITCHEN BREAKFAST ROOM with BREAKFAST BAR AND FITTED APPLIANCES, THREE EXCELLENT SIZED BEDROOMS, with the master bedroom enjoying FAR REACHING VIEWS TOWARDS THE SEA, there is also a DELIGHTFUL LANDSCAPED REAR GARDEN and BEAUTIFUL DECKED AREA TO THE FRONT OF THE PROPERTY, and a GARAGE and UNDER COVER OFF ROAD PARKING. Sole Agents.

Double glazed front door to:

Entrance Porch

Vaulted ceiling. Tiled floor. Wall light point. Window light. Double glazed window to lounge. Door to:

Entrance Hall

Under stairs storage cupboard. Radiator. Wall light point. Stairs rising to first floor landing. Recessed ceiling spotlights. Laminate wood flooring. Two double glazed windows to side.

Lounge 13'7" into bay x 12'58" (4.14m into bay x 3.66m)

Feature fire surround with exposed brickwork and wooden shelf. Fitted gas fire. Built-in storage to either side of chimney breast. Radiator. Double glazed window to front with side sea views.

Kitchen Breakfast Room 20'2" x 13'2" (6.15m x 4.01m)

Fitted with a range of wall and base units in a white matt finish. Oak worktop. One and a half bowl sink unit with mixer tap. Inset five ring hob with extractor hood above. Tiled splashback. Fitted double oven. Fitted dishwasher. Space and plumbing for washing machine. Space for further appliance. Fitted fridge freezer. Breakfast bar area with a range of fitted units to the dining area. Radiator. Recessed ceiling spotlights. Tiled floor with under floor heating. Double glazed door to side aspect. French doors leading to rear garden.

Ground Floor Shower Room

Large walk-in shower cubicle with wall mounted Galaxy electric shower with shower attachment and riser rail. Low level WC. Wash hand basin. Heated towel ladder. Fully tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to side aspect.

Stairs, from entrance hall, to:

First Floor Landing

Airing cupboard with shelving for linen and housing hot water cylinder. Hatch to loft with pull-down ladder.

Master Bedroom 12'5" x 12'1" (3.78m x 3.68m)

Built-in wardrobes to either side of chimney breast. Radiator. Recessed ceiling spotlights. Laminate wood flooring. Double glazed window to side. Double glazed window to front enjoying far reaching views across Old Town towards the sea and the South Downs National Park.

Bedroom 2 13'5" x 11'5" (4.09m x 3.48m)

Radiator. Laminate wood flooring. Double glazed window to rear garden.

Bedroom 3 13'5" x 8'8" (4.09m x 2.64m)

Radiator. Recessed ceiling spotlights. Double

glazed window to rear aspect, overlooking rear garden.

Family Bathroom

White suite comprising bath with shower attachment and wall mounted shower unit over, with rainfall shower head, and fitted shower screen, low level WC and wash hand basin. Fitted mirror. Heated towel ladder. Extractor fan unit. Recessed ceiling spotlights. Tiled floor. Double glazed window to side aspect.

Outside

Front Garden

The front garden comprises a large terrace, to a southerly aspect, with fitted lighting and stairs to off road parking and garage.

Rear Garden

The property enjoys the benefit of a delightful landscaped rear garden with mature plants and shrubs to the rear, and flower beds to borders. Low maintenance patio area. Enclose by timber fencing.

Other Information

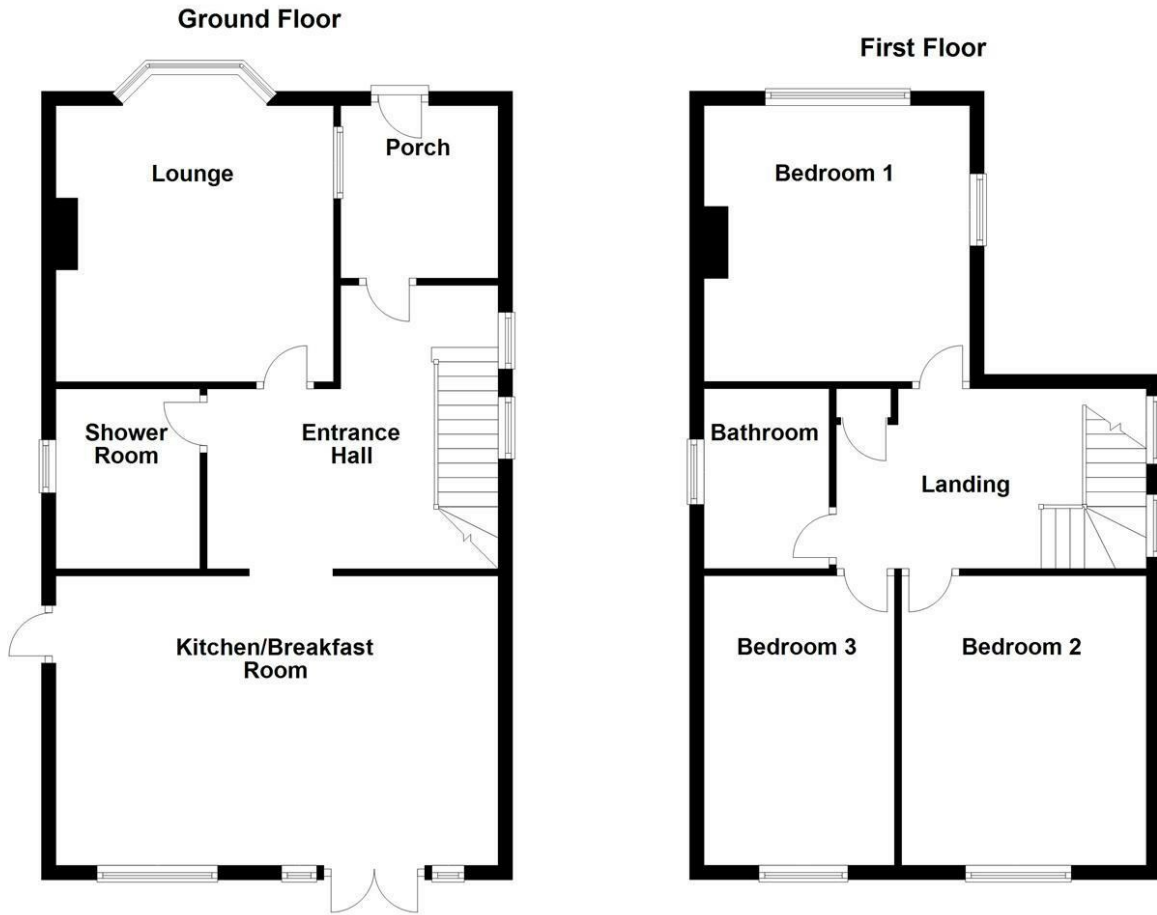
Council Tax Band E

Total floor area 107 square metres

Garage

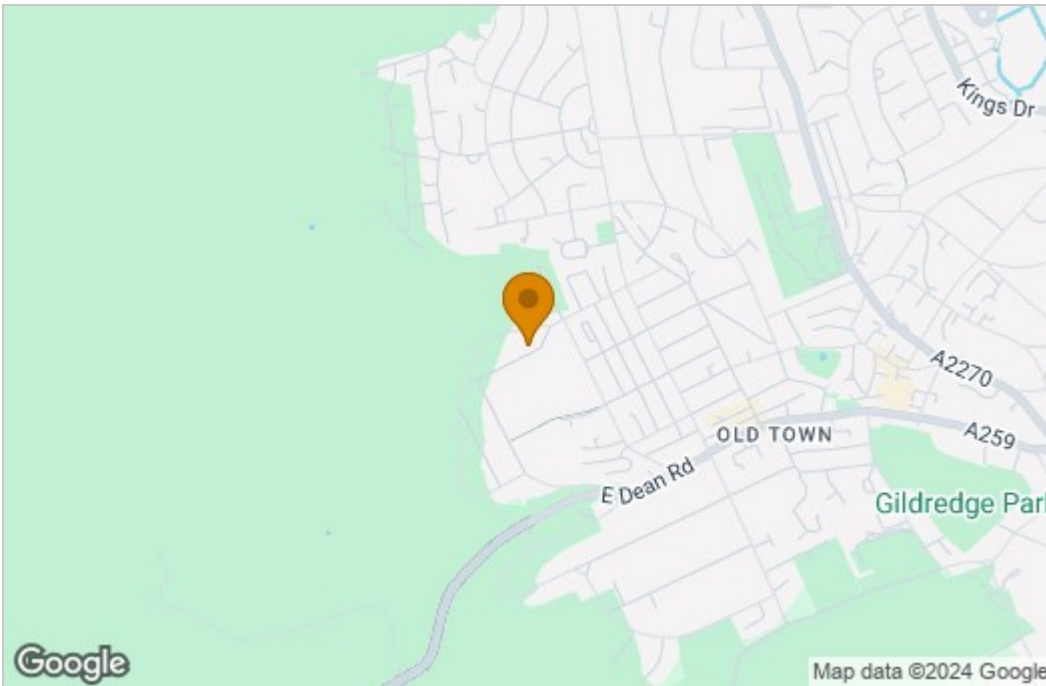
5.8 meters deep x 2.4 meters wide with a remote control roller door, and power and lighting.

Floor Plan

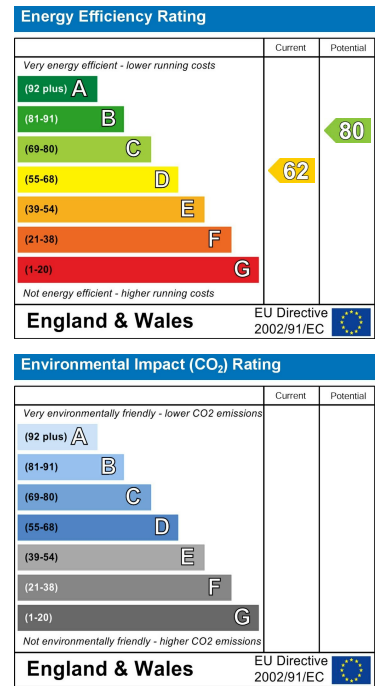


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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