



# BROOK GAMBLE



**7 Bath Road, Eastbourne, BN21 4UA**

**£285,000**

Brook Gamble are delighted to offer to the market this TWO BEDROOM TERRACED COTTAGE in the MUCH SOUGHT AFTER LITTLE CHELSEA AREA of Eastbourne. The house is offered to the market CHAIN FREE and boasts a GOOD SIZED KITCHEN with UTILITY AREA, two bedrooms, and a first floor bathroom. Further benefits include gas central heating and uPVC double glazing. Located WITHIN YARDS OF GROVE ROAD WITH ITS [POPULAR RESTAURANTS, CAFES AND SHOPS, a particular feature is the benefit of PARKING DIRECTLY IN FRONT OF THE PROPERTY. Eastbourne railway station and town centre are close by as is Eastbourne seafront. Viewing is considered essential.

Frosted uPVC double glazed front door to:

### Entrance Hall

Glazed door to:

**Lounge 10'10" x 10'6" (3.30m' x 3.20m)**



Ornate fireplace with stone hearth and wooden mantle. Radiator. Wood effect laminate flooring. uPVC double glazed window to front. Glazed door to:

**Kitchen 10'10" x 10'8" (3.30m x 3.25m)**



Single drainer sink unit with cupboard below. Further drawer and base units with work surfaces over and incorporating four ring electric hob with electric oven below and cooker hood above. Wall units. Space and plumbing for dishwasher. Under stairs storage cupboard. Radiator. Part tiling to walls. Sash window to rear. Door to rear courtyard garden.

**Utility Area 7'7" x 3'1" (2.31m x 0.94m)**

Space and plumbing for washing machine with work surface over. Space for fridge freezer. Tiled floor. Frosted window to rear.

Turning stair case, from entrance hall, to:

### First Floor Landing

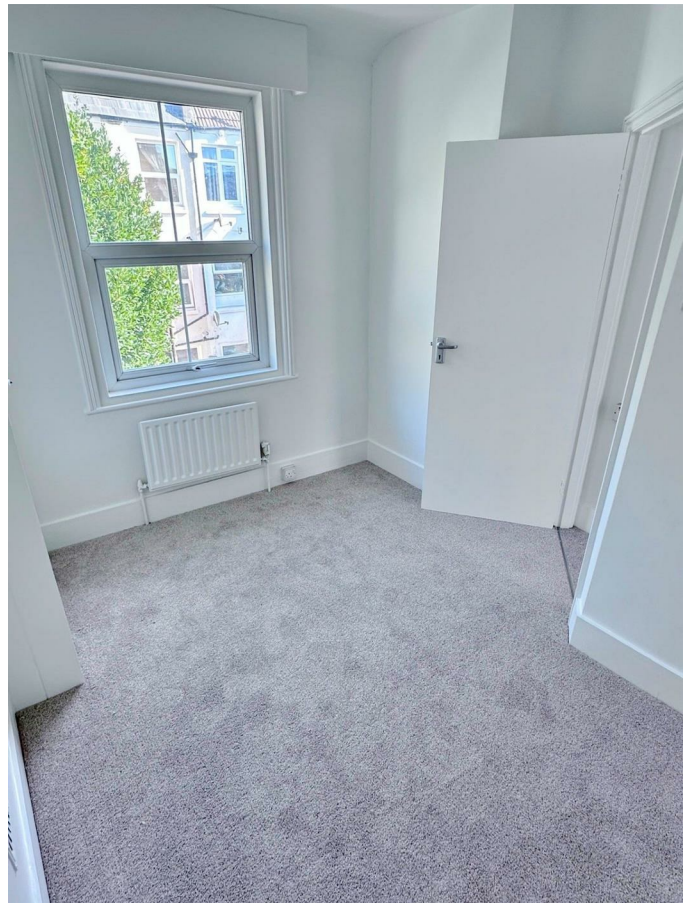
Hatch to loft.

**Bedroom 1 14'5" max into wardrobe x 10'7" max (4.39m max into wardrobe x 3.23m max)**



Wardrobe cupboard with clothes rail and shelving. Radiator. Two uPVC double glazed windows to front.

**Bedroom 2 10'0" max x 8'7" max into built in wardrobe (3.05m max x 2.62m max into built in wardrobe )**



(Irregularly shaped room). Built-in wardrobe cupboard. Radiator. uPVC double glazed window to rear.

## Bathroom

Council Tax Band B

Total floor area 57 square metres



Panelled bath with mixer tap and hand held shower attachment. Low level WC. Pedestal wash basin. Part tiling to walls. Frosted uPVC double glazed window to rear.

## Outside



The property enjoys the benefit of a rear courtyard garden which is laid to paving with covered porch and raised flower beds, enclosed by brick wall and timber fencing.

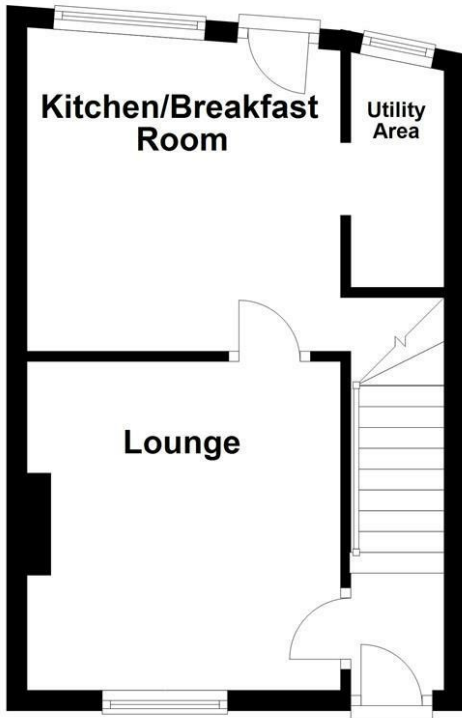
## Exterior WC

Low level WC. Wall mounted gas boiler.

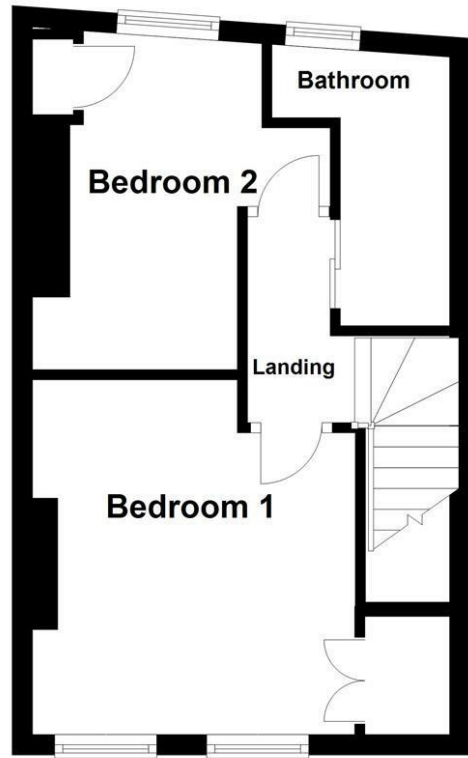
## Other Information

## Floor Plan

### Ground Floor



### First Floor

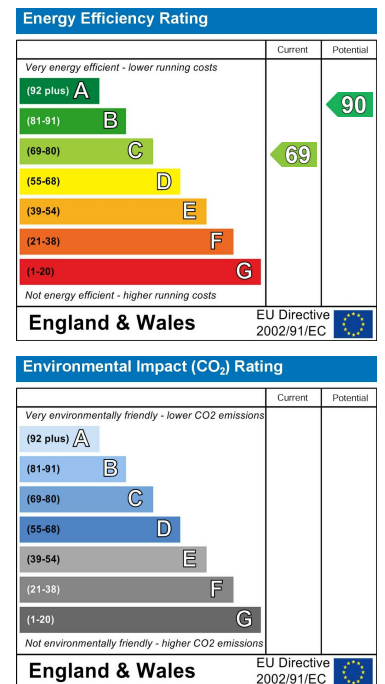


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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