



# BROOK GAMBLE



**31 Bexhill Road**  
, Eastbourne, BN22 7JH

Brook Gamble are delighted to offer to the market this well presented 3 BEDROOM, 3 STOREY home in the much sought after REDOUBT area of Eastbourne. The property has been the SUBJECT OF MUCH IMPROVEMENT by the present owners and boasts a WONDERFUL OPEN-PLAN 24' through Lounge/Dining Room. The first floor comprises two bedrooms and a LARGE BATHROOM with a further double bedroom on the second floor. There is a delightful COURTYARD REAR GARDEN. The house is well located, a short distance from EASTBOURNE SEAFRONT and local shops. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

**£285,000**

# 31 Bexhill Road

, Eastbourne, BN22 7JH



- Mid Terrace
- 24' Lounge/Dining Room
- Attractive Courtyard Garden
- 3 Storeys
- Gas Central Heating
- Chain Free
- Close Seafront
- Modern Boiler
- Sole Agents

## Lounge/Dining Room

24'2" x 12'11" (7.37m x 3.94m)

## Kitchen

11'3" x 6'10" (3.44m x 2.1m)

## Bedroom 1

12'11" x 11'1" (3.96m x 3.4m)

## Bedroom 3

11'1" x 6'10" (3.4m x 2.1m)

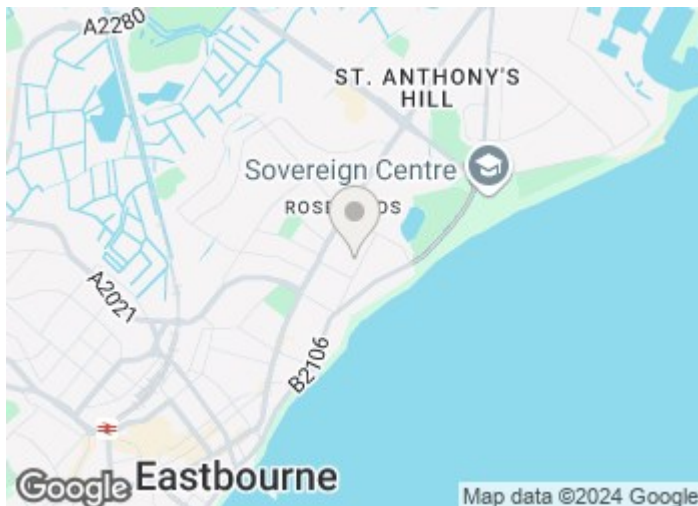
## Bathroom

11'1" x 6'6" (3.4m x 2m)

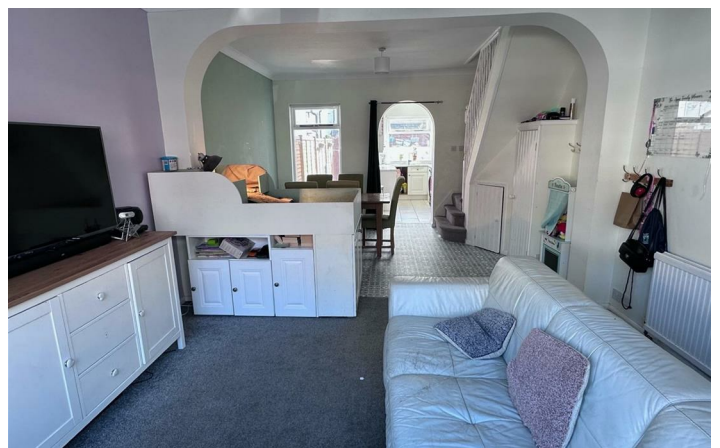
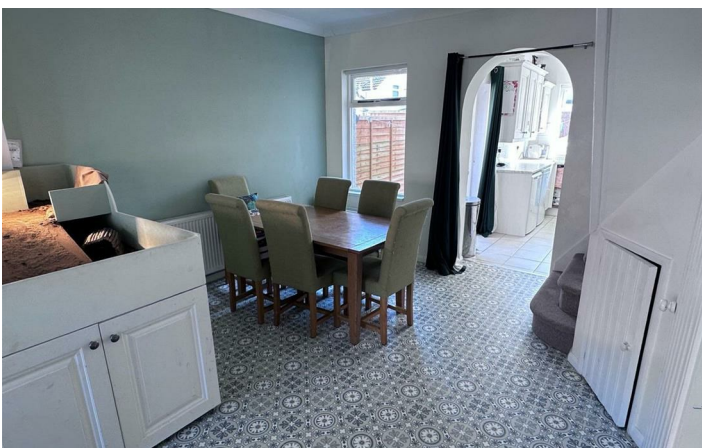
## Bedroom 2

12'11" x 12'11" max, reducing to 9'10" (3.96m x 3.96m max, reducing to 3m)

## Outside



## Directions



# Floor Plan



Total area: approx. 87.4 sq. metres (941.2 sq. feet)

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