



BROOK GAMBLE



31 Bexhill Road, Eastbourne, BN22 7JH

£285,000

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.

Lounge/Dining Room 24'2" x 12'11" (7.37m x 3.94m)

Lounge area measures 13' x 12'6 into bay, with radiator, uPVC double glazed bay window to front. Dining area measures 10'8 x 13', with built in cupboard, further under stairs store cupboard, radiator, sealed unit double glazed window to rear, archway to Kitchen and stairs to first floor.

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

Single drainer sink unit with mixer taps and cupboard below. Further drawers and base units with working surfaces over. Space for gas oven, cooker hood above. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge, space for freezer. Wall units, part tiling to walls. Tiled floor. Wooden glazed stable door to Rear Garden, single glazed window to rear.

Stairs rising from Dining Room to First Floor Landing; with Radiator.

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

Radiator, uPVC double glazed window to front.

Bedroom 3 11'1" x 6'10" (3.4m x 2.1m)

Radiator. Window to rear.

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

Panelled bath with mixer taps and hand-held shower attachment. Glazed shower screen. Pedestal wash basin, low WC. Radiator, heated towel rail. Linen cupboard. Window to rear.

Stairs rising from first floor landing to second floor, Bedroom 2.

Bedroom 2 12'11" x 12'11" max, reducing to 9'10" (3.96m x 3.96m max, reducing to 3m)

Radiator. UPVC double glazed window to front, uPVC double glazed window to rear, Eaves storage cupboards.

Outside

There is a courtyard rear garden with patio and decked terrace. The garden is enclosed by brick wall and timber fencing with a gate for rear access.

Other Information

Council Tax Band C

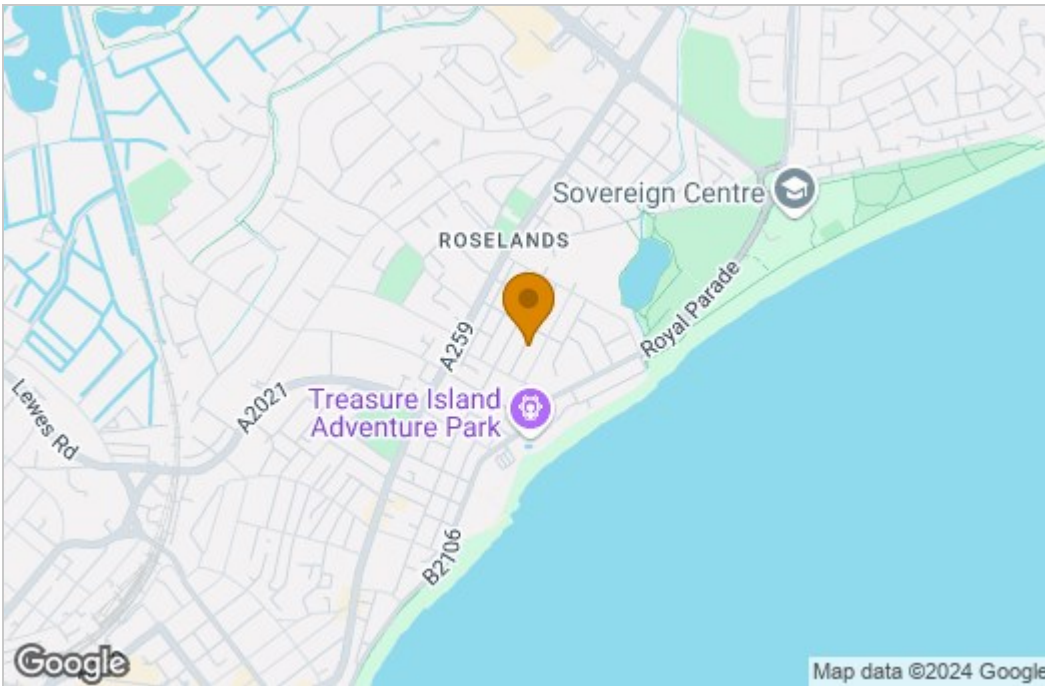
Total floor area 89 square metres

Floor Plan

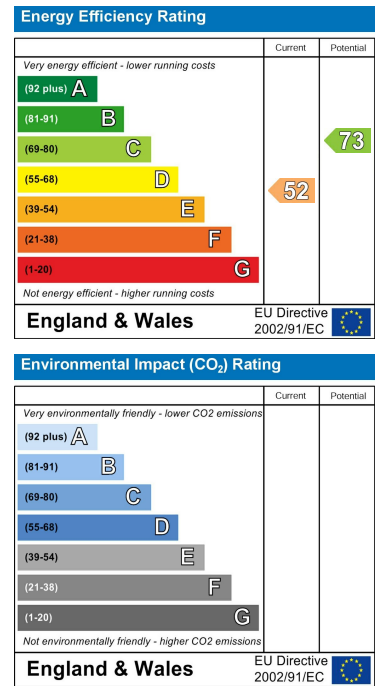


Total area: approx. 87.4 sq. metres (941.2 sq. feet)

Area Map



Energy Efficiency Graph



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