



BROOK GAMBLE



25 The Crescent, Eastbourne, BN20 8PU

£325,000

Brook Gamble are delighted to offer to the market this CHARMING SEMI-DETACHED HOME IN OLD TOWN which has been in the same ownership for many years. The house has been EXTENDED ON THE GROUND FLOOR and as such enjoys not only a LOUNGE AND DINING ROOM but also an OPEN PLAN KITCHEN/BREAKFAST ROOM. There are THREE GOOD SIZED BEDROOMS, a SEPARATE WC and GROUND FLOOR CLOAKROOM. There is a DELIGHTFUL MATURE REAR GARDEN and OFF STREET PARKING to the front. Being WELL LOCATED FOR POPULAR LOCAL SCHOOLS AND SHOPS, the house is being sold CHAIN FREE. Viewing is considered essential. Sole Agents.

Frosted uPVC double glazed door to:

Entrance Hall

Under stairs storage cupboard. Radiator. Borrowed window to kitchen.

Cloakroom

Low level WC. Wash basin. Tiled walls. Frosted uPVC double glazed window to side.

Lounge 13'3" x 10'10" (4.04m x 3.30m)

Picture rail. Radiator. uPVC double glazed window to front.

Dining Room 9'8" x 7'8" (2.95m x 2.34m)

Feature fireplace. Plate rail. Radiator. uPVC double glazed bay window to front.

Kitchen/Breakfast Room 18'7" max x 11'3" max reducing to 6'10" (5.66m max x 3.43m max reducing to 2.08m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base unit with work surfaces over. Space for electric cooker with cooker hood above. Wall units. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Part tiling to walls. Two uPVC double glazed windows to rear garden. uPVC double glazed door to rear garden.

Turning staircase, from entrance hall, to:

First Floor Landing

(Split-level). Linen cupboard housing insulated cylinder with slatted shelving above. Hatch to loft space. uPVC double glazed window to side.

WC

Low level WC. Wall mounted gas boiler. Frosted uPVC double glazed window.

Bedroom 1 12'5" x 9'7" (3.78m x 2.92m)

(Measurements exclude depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Picture rail. Radiator. uPVC double glazed window to front.

Bedroom 2 11'0" x 8'1" (3.35m x 2.46m)

Pedestal wash basin. Radiator. uPVC double glazed window to rear.

Bedroom 3 10'8" x 10'2" (3.25m x 3.10m)

Radiator. uPVC double glazed window to front.

Bathroom

Bathtub with mixer tap and hand held shower attachment. Glazed shower screen. Pedestal wash basin. Radiator. Tiled walls. Frosted uPVC double glazed window to rear.

Outside

The property enjoys the benefits of front and rear gardens. The front garden is arranged as block paved driveway bordered with flower beds.

The rear garden is laid to lawn with flower beds and an attractive variety of plants, shrubs and trees. There is a greenhouse as well as a garden shed. Enclosed by timber fencing with gate.

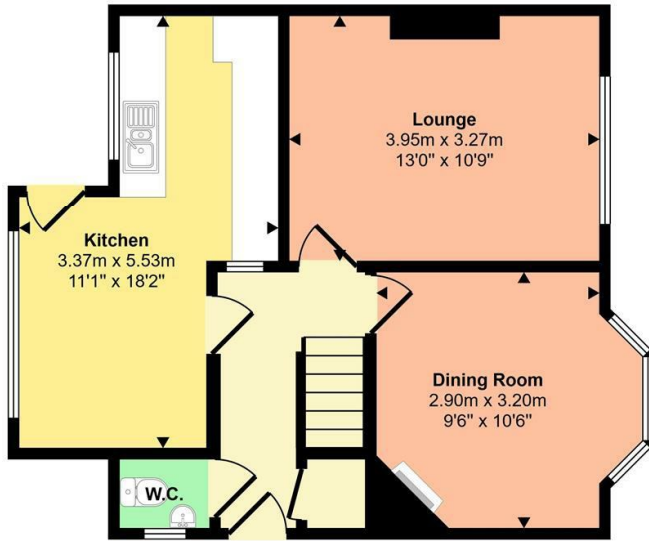
Other Information

Council Tax Band B

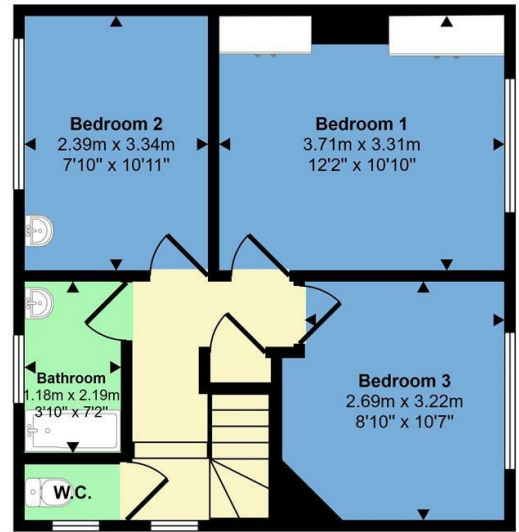
Total floor area 75 square metres

Floor Plan

Approx Gross Internal Area
87 sq m / 941 sq ft



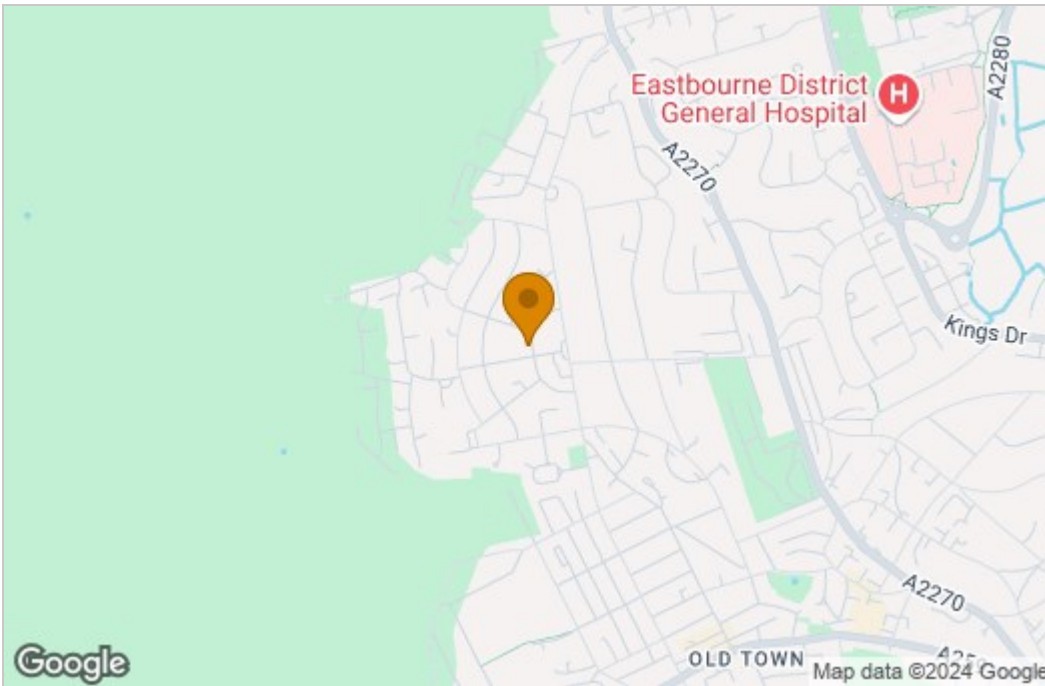
Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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