



# BROOK GAMBLE



**16 Dacre Road, Eastbourne, BN21 1RB**

**£354,950**

An opportunity to purchase a delightfully presented 2 bedroom mid-terrace house in the much sought after Old Town area of Eastbourne. Boasting inter-connecting reception rooms, further benefits include an attractive kitchen and luxury bathroom. The house also benefits from built-in wardrobes to both bedrooms, gas central heating and uPVC double glazing. With a lovely lawned rear garden, the house is well located close to popular local schools for all ages and nearby shops. Viewing is considered essential. Sole Agents.

### **Entrance Hall**

UPVC double glazed front door to Entrance Hall, with laminate wood effect flooring, dado rail, radiator.

### **Lounge 13'1 x 10'8 (3.99m x 3.25m)**

Feature fireplace with tiled hearth and surround and wooden mantle over. Built in storage cupboard with display shelving above. Radiator. Exposed floorboards. UPVC double glazed window to front. Archway to Dining Room.

### **Dining Room 11'4 x 10'9 (3.45m x 3.28m)**

Radiator, tiled hearth, built in cupboard, display shelving, UPVC double glazed window to rear.

### **Kitchen 13'7 (max) x 9'3 (4.14m (max) x 2.82m)**

Single drainer sink unit with mixer taps and cupboard below. Further drawers and base units with working surfaces over incorporating 4 ring ceramic hob, electric oven below. Part tiling to walls, laminate wood effect flooring, space and plumbing for washing machine, space for fridge-freezer, under stairs store cupboard, uPVC double glazed window and door to rear garden.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing with hatch to loft space.

### **Bathroom 10'4 x 8'8 (3.15m x 2.64m)**

Freestanding bath with mixer taps and hand held shower attachment. Glazed shower cubicle with wall mounted shower unit having hand held shower attachment and rainfall shower head. Wash basin with vanity unit below. Low level WC, heated towel rail, part tiling to walls. Linen cupboard housing wall mounted gas boiler and insulated cylinder. Frosted UPVC double glazed window to rear.

### **Bedroom 1 14'11 x 10'9 (4.55m x 3.28m)**

Measurements include depth of twin built in wardrobe cupboards. Radiator, 2 uPVC double glazed windows to front.

### **Bedroom 2 11'2 x 9'7 (3.40m x 2.92m)**

Measurements exclude depth of twin built in wardrobe cupboards, radiator, UPVC double glazed window to rear.

### **Outside**

The attractive rear garden measures approximately 40' in length and is laid mainly to lawn with a decked patio. There is a timber shed and external brick storage cupboard.

### **Other information**

Council Tax Band C

Total floor area 84 Meters squared

# Floor Plan

Approx Gross Internal Area  
85 sq m / 913 sq ft

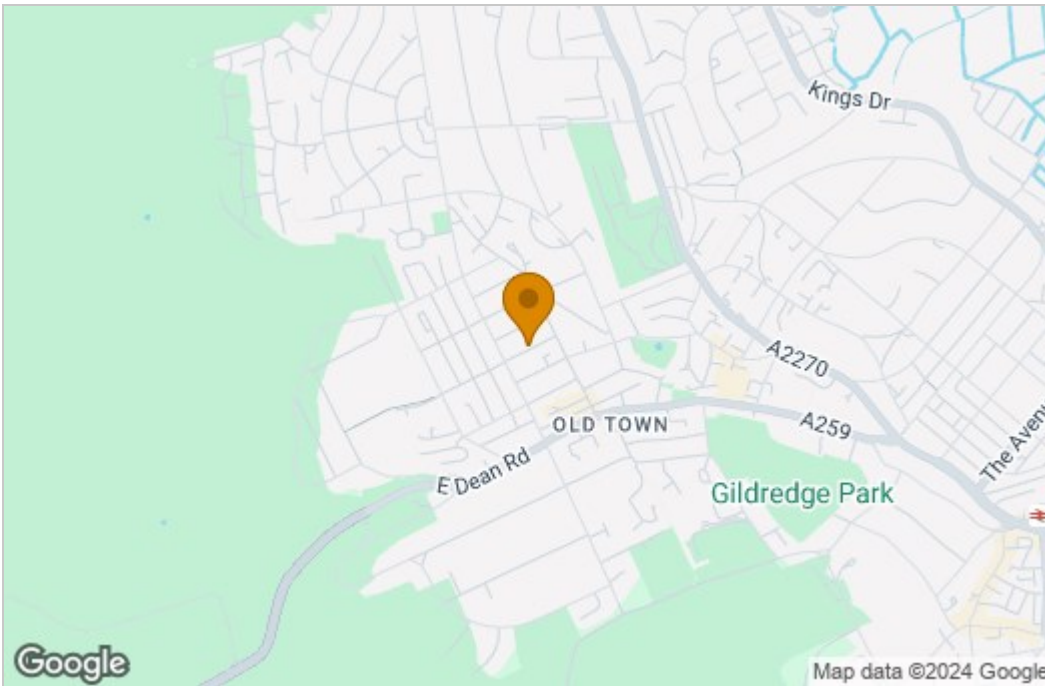


Ground Floor  
Approx 42 sq m / 449 sq ft

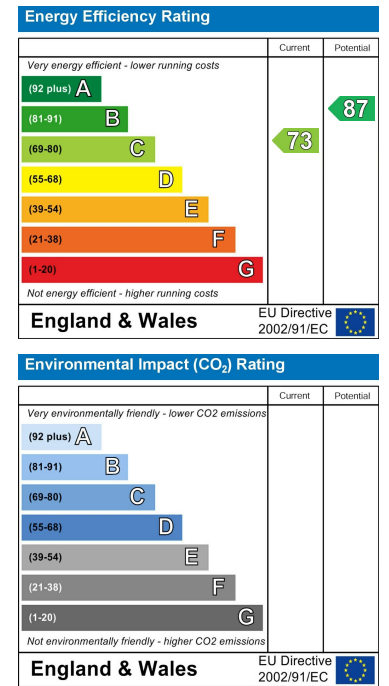
First Floor  
Approx 43 sq m / 464 sq ft

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



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