



BROOK GAMBLE



29 Greys Road, Eastbourne, BN20 8AY

£329,950

Brook Gamble are delighted to offer to the market this well presented 2 bedroom 2 reception room house in the sought after Old Town area of Eastbourne. The house offers good sized accommodation with the ground floor comprising a separate lounge and dining room, and kitchen with breakfast bar. The first floor comprises a bathroom and the 2 bedrooms. Benefits include gas central heating and uPVC double glazing as well as a well proportioned rear garden with timber shed. Well located for popular local schools for all ages, the house is also situated within easy reach of Gildredge Park, Waitrose and the historic Lamb Inn. Nearby bus services offer access in and out of Eastbourne. Viewing is considered essential. Sole Agents.

Entrance Hall

Composite front door with dado rail and radiator.

Lounge 13'5 x 11' (4.09m x 3.35m)

With open fireplace with tiled hearth. Radiators, dado rail, UPVC double glazed bay window to front with shutter blinds.

Dining Room 10'11 x 11' (3.33m x 3.35m)

With feature recessed fireplace shelving, radiator, dado rail, UPVC double glazed window to rear. Frosted panelled glazed door to with step down to Kitchen.

Kitchen 12' x 9'6 (3.66m x 2.90m)

With single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Space for electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, breakfast bar, radiator, wall units, part tiling to walls. Laminate wood effect flooring. Walk-in larder cupboard, frosted UPVC double glazed window to side, door to side entrance, UPVC double glaze window to rear garden.

Stairs rising from Entrance Hall to First Floor Landing, with dado rail and hatch to loft space.

Bathroom 8'1 x 8'4 (2.46m x 2.54m)

bath, wall mounted shower unit, pedestal wash hand basin, low flush WC, radiator, part tiling to walls, dado rail, linen cupboard with slatted shelving, frosted UPVC double glazed window to rear.

Bedroom 1 14'2 x 10'11 (4.32m x 3.33m)

With radiator and 2 UPVC double glazed windows to front.

Bedroom 2 11' x 8'5 (3.35m x 2.57m)

With dado rail, radiator, UPVC double window to rear.

Outside

The rear garden is accessed via a covered porch leading to the paved garden with timber shed and is enclosed by brick wall and timber fencing and has a gate for rear access.

Council Tax Band C

Floor Plan

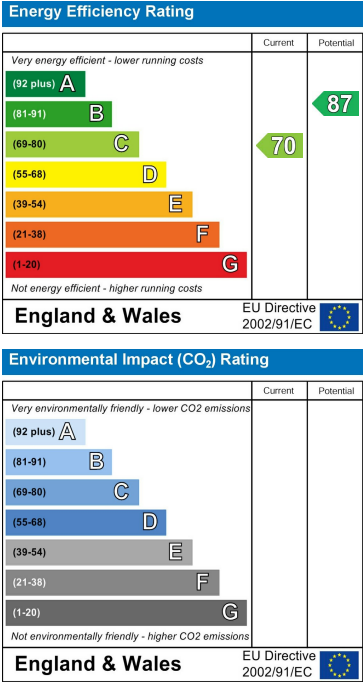


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.