



# BROOK GAMBLE



**93 Sydney Road, Eastbourne, BN22 8BJ**

**£220,000**

Brook Gamble are pleased to offer to the market this 2 bedroom terraced house in the popular Seaside area of Eastbourne. In need of modernisation, the house benefits from gas central heating and uPVC double glazing and has a courtyard rear garden. Being sold chain free, viewing is considered essential.

Sole Agents.

### **Entrance Hall**

UPVC frosted double glazed front door into Entrance Hall; with radiator and dado rail.

### **Lounge 12'10 x 10'11 (3.91m x 3.33m)**

With tiled hearth and fireplace surround, picture rail, radiator, UPVC double glazed bay window to front.

### **Dining Room 11'10 x 9'3 (3.61m x 2.82m)**

With fireplace and surround, double radiator, UPVC double glazed window to rear and single glazed window and door to Kitchen.

### **Kitchen 7'10 x 9' (2.39m x 2.74m)**

Single drainer sink unit with cupboard below. Further drawers and base units with working surfaces over, space and plumbing for washing machine, space for gas or electric oven, integrated fridge, part tiling to walls, wall mounted gas boiler, understairs storage cupboard, UPVC double glazed window to rear, UPVC double glazed door opening onto courtyard rear garden.

### **First Floor Landing**

Stairs rising from Entrance Hall to split-level first floor landing, with hatch loft space, built-in wardrobe cupboard.

### **Bedroom 1 14' x 6'11 (4.27m x 2.11m)**

Double radiator, and two UPVC double glazed windows to front, built-in cupboard.

### **Bedroom 2 9'3 x 9'1 (2.82m x 2.77m)**

Radiator, UPVC double glazed window to rear

### **Bathroom**

Bath with mixer taps and hand shower attachment, pedestal wash basin, linen cupboard with insulated cylinder and slatted shelving above, frosted UPVC double window to rear, radiator.

### **Separate WC**

Low flush suite, frosted UPVC double glazed window.

### **Outside**

The rear garden is arranged as a courtyard enclosed by brick wall and timber fencing with the gate for access

# Floor Plan

Approx Gross Internal Area  
71 sq m / 761 sq ft

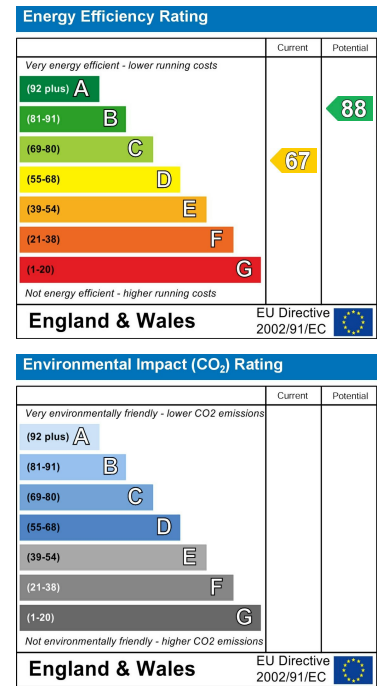


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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