



# BROOK GAMBLE



**22 Averd Crescent, Eastbourne, BN20 8TX**

**£315,000**

Brook Gamble are delighted to offer to the market this 3 bedroom terraced house in the much sought after Old Town area of Eastbourne. The house, which is very well presented, has been the subject of recent improvements including a refitted kitchen and boasts gas boiler and radiators and uPVC double glazing. A particular feature of the property is the 21'5 x 12'10 loft room which, subject to the required planning permissions and building regulations, gives potential for conversion. The house enjoys a good sized living room and bedrooms. Ideally located for local shops and schools, the property is being sold chain free. Viewing is considered essential. Sole agents.

**Entrance Hall**

Covered entrance porch with UPVC double glazed front door opening into Entrance Hall; with picture rail and radiator.

**Lounge 13'6 x 12'5 (3.96m'1.83m x 3.66m'1.52m)**

Solid fuel burner with hearth and surround. Radiator, UPVC double glazed window to front.

**Kitchen/Dining Room 15'2 x 10'6 (4.57m'0.61m x 3.05m'1.83m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Space and plumbing to washing machine. Further drawers and base units with working surfaces over incorporating 4 ring ceramic hob, with electric oven below and cooker hood above. Wall units. Cupboard housing wall mounted gas boiler. Space for fridge-freezer. Radiator, inset ceiling spotlights, understairs store cupboard, 2 uPVC double glazed windows to rear, uPVC double glazed door to rear garden.

Turning staircase from Entrance Hall to First Floor Landing; with uPVC double glazed window to rear, hatch to loft room, store cupboard, picture rail.

**Bedroom 1 12'2 x 11'8 (3.66m'0.61m x 3.35m'2.44m)**

Built in cupboard, radiator, inset ceiling spotlights, uPVC double glazed window to front.

**Bedroom 2 13'9 x 9'6 (3.96m'2.74m x 2.74m'1.83m)**

Inset ceiling spotlights, radiator, uPVC double glazed window to front.

**Bedroom 3 10'5 max x 7'5 max (3.05m'1.52m max x 2.13m'1.52m max)**

Built in cupboards, radiator, inset ceiling spotlights, uPVC double glazed window to rear.

**Shower Room**

Shower cubicle with glazed screen, wall mounted shower unit and tiled walls. pedestal wash basin, low we, heated towel rail, inset ceiling spotlights, two frosted uPVC double glazed windows to rear.

**Loft Room 21'5 x 12'10 (6.40m'1.52m x 3.66m'3.05m)**

Accessed by retractable loft ladder, panelled walls and ceilings, full length eaves storage cupboards, light and power, 2 roof windows to rear.

**Outside**

There is a lawned garden to the front of the property with a covered shared walkway to- the gated rear garden.

The rear garden is arranged mainly as paved patio and flower beds and is enclosed by timber fencing. There is an external cloakroom with high flush WC and a brick built l-shaped shed/workshop measuring

9'6 max x 8'6; with light and power and a frosted uPVC double glazed window.

The property is 80 metres squared.

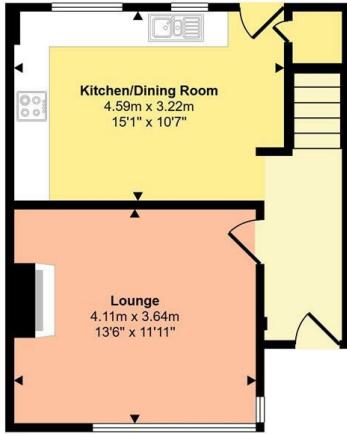
**Other information**

Council Tax band B

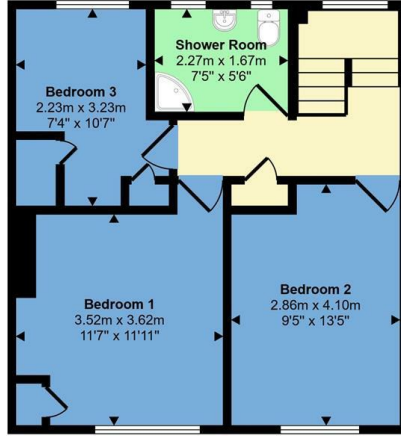
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# Floor Plan

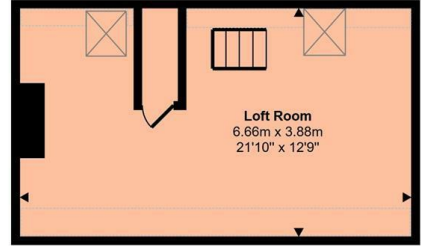
Approx Gross Internal Area  
109 sq m / 1171 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 46 sq m / 494 sq ft



Second Floor  
Approx 26 sq m / 279 sq ft

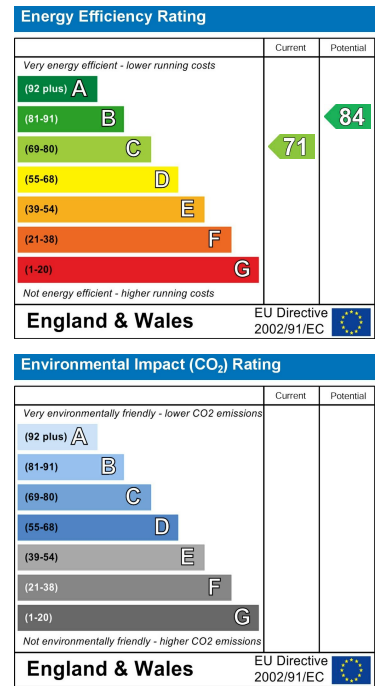
Denotes head height below 1.5m

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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