



# BROOK GAMBLE



**2 Upwick Mews, 2a Upwick Road, Eastbourne, BN20 8NB**

**£475,000**

A chance to acquire a RARELY AVAILABLE THREE BEDROOM LINK DETACHED HOME in an EXCLUSIVE MEWS DEVELOPMENT in the much sought after OLD TOWN area of Eastbourne. Benefitting from gated security, this EXTREMELY WELL PRESENTED home would suit a host of buyers. There is a SUPERB FITTED KITCHEN with built-in appliances to include fridge/freezer, dishwasher and washing machine and GRANITE WORKTOPS. Further benefits include UNDER FLOOR HEATING to the ground floor, TWO EN SUITE BEDROOMS, a LANDSCAPED SOUTH WESTERLY FACING GARDEN, GARAGE and OFF STREET PARKING. Being offered CHAIN FREE. Sole Agents.

Access to the property is via a private driveway with electric security gates.

Double glazed front door to:

### **Entrance Hall**

Wall mounted video entry system for security gates. Under stairs storage cupboard fitted with porcelain tiles. Wall mounted thermostat controlled by Netatmo smart thermostat system. Under floor heating. Double glazed window to side aspect. Stairs rising to first floor landing.

### **Ground Floor Cloakroom**

Low level WC. Wash hand basin with vanity unit and tiled splashback. Wall mounted consumer unit. Extractor fan unit. Recessed ceiling spotlights. Tiled floor. Double glazed window to front aspect.

### **Lounge 18'9" x 10'7" (5.72m x 3.23m)**

Wall mounted thermostat. Square double glazed bay window to front aspect.

### **Kitchen Dining Room 17'2" x 10'11" (5.23m x 3.33m)**

#### **Kitchen Area**

Fully fitted kitchen with base and wall mounted cupboards with under cupboard lighting. One and a half bowl sink unit with mixer tap and fitted water filter. Granite worktop. Granite splashback. Bosch gas hob with extractor hood above and double electric oven below. Fitted fridge freezer. Fitted slimline dishwasher. Fitted Bosch washing machine. Recessed ceiling spotlights. Tiled floor with under floor heating. Wall mounted thermostat control.

#### **Dining Area**

Vaulted ceiling with Velux windows. Double glazed French doors leading onto garden.

Stairs, from entrance hall, to:

### **First Floor Landing**

### **Master Bedroom with En Suite Shower Room 16'4" x 10'7" (4.98m x 3.23m)**

Radiator. Double glazed window to front aspect. Door to:

#### **En Suite Shower Room**

Large walk-in shower cubicle with wall mounted shower unit, riser rail, rainfall shower head and glazed screen. Wash hand basin with vanity unit. Low level WC. Fitted cabinet with mirror. Further fitted cabinets. Heated towel ladder. Tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to front aspect.

### **Bedroom 2 with En Suite Shower Room 12'1" x 9'7" (3.68m x 2.92m)**

Built-in wardrobe with hanging rail and fitted

shelving. Radiator. Double glazed French doors with Juliet balcony. Door to:

### **En Suite Shower Room**

Large walk-in shower with wall mounted shower unit, riser rail and rainfall shower head. Tiled splashback. Wash hand basin. Low level WC. Heated towel ladder. Extractor fan unit. Recessed ceiling spotlights. Tiled floor. Two Velux windows to rear aspect.

### **Bedroom 3 10'9" x 10'7" (3.28m x 3.23m)**

Radiator. Double glazed window to south west aspect.

### **Family Bathroom 6'9" x 5'6" (2.06m x 1.68m)**

White suite comprising bath, wash hand basin with vanity unit and low level WC. Shaver points. Wall mounted shower unit with riser rail and shower head. Heated towel ladder. Extractor fan. Tiled walls. Recessed ceiling spotlights. Tiled floor. Double glazed window to rear aspect.

### **Outside**

The property enjoys the benefits of front and rear gardens. The front garden is laid to chamomile lawn with pathway to house.

The delightful, south westerly facing, landscaped rear garden is laid to chamomile lawn with patio slabs and raised flowerbeds to borders, containing an attractive variety of plants and shrubs. There is a large patio area, external power point and wall lights. The garden is enclosed by timber fencing with gate to side.

### **Garage**

Up and over door. Power and lighting. Wall mounted Glow-worm gas central heating boiler. Double glazed door leading onto garden. Parking space in front of garage.

### **Other Information**

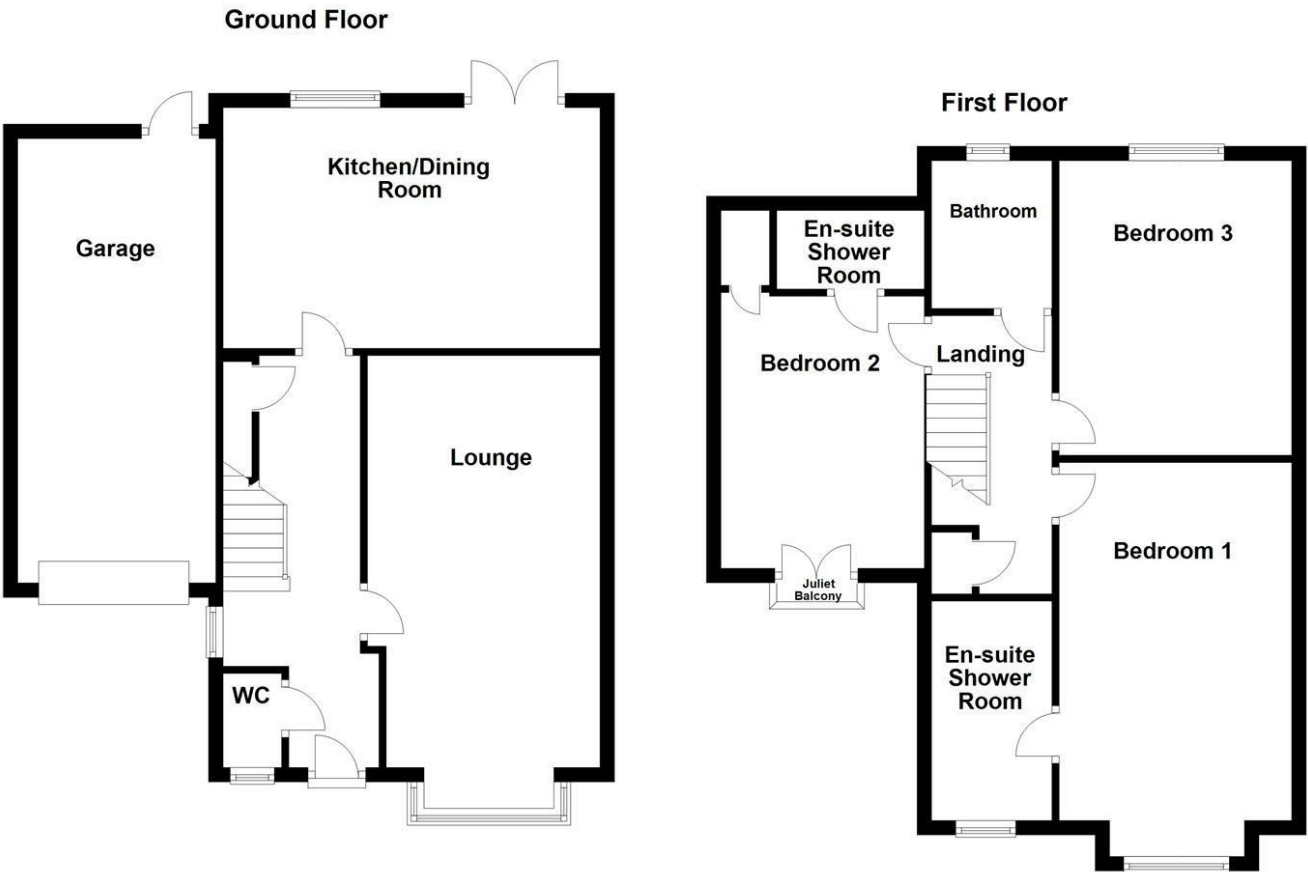
2 Upwick Mews is a freehold property. The vendors belong to Upwick Road Management Company, of which any purchaser would hold one share. The management company is run by the residents.

Service charge: £60.00 per month towards to upkeep of the common areas, gates maintenance and servicing, and water/sewerage charges

Council Tax Band D

Total floor area 105 square metres

Floor Plan



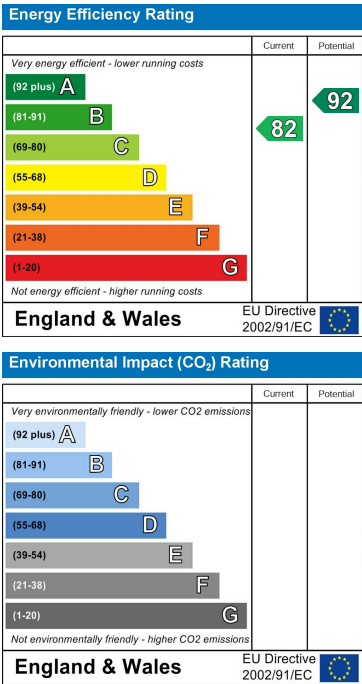
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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.