



# BROOK GAMBLE



**8 Montgomery Mews Commercial Road, Eastbourne, BN21 3GA**

**£299,950**

Brook Gamble are pleased to be offering for sale in the desirable Upperton area of Eastbourne, this charming Three bedroom end terrace mews house offering a perfect blend of modern living and convenience. Built in 2005, the property spans an impressive 764 square feet, providing ample space for families or those seeking extra room for guests. Upon entering, you are welcomed into a bright and airy reception room. The well-appointed kitchen and dining area are perfect for family meals and gatherings. The four spacious bedrooms offer flexibility for various needs, whether it be for a growing family, a home office, or guest accommodation. The property also features a well-maintained bathroom, ensuring comfort and practicality.

One of the standout features of this home is its prime location. Situated close to the local mainline railway station, commuting to nearby towns and cities is both easy and efficient. Additionally, the Beacon Centre, with its array of shops and amenities, is just a short distance away, making daily errands a breeze. This property is offered chain free.

## **Accommodation comprising**

Main entrance door

### **Lounge 14'4 x 12'9 (4.37m x 3.89m )**

A Fitted Gas fire, Radiator, Wall lights points, Double glazed window to the front

### **Kitchen 11'7 x 11'7 (3.53m x 3.53m)**

Fitted in a range of wall and base units incorporating a one and a half bowl sink unit and drainer with mixer taps. Four ring Gas hob with an extractor fan above it and oven below, Tiled flooring, Tiled Splash backs, and an Integrated fridge / freezer. Double glazed window to the rear aspect, Double glazed door to the rear aspect leading to the garden.

### **Cloakroom**

Low level W.C. Wash hand basin unit.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing.

### **Bedroom 2 14'3 x 9'8 (4.34m x 2.95m)**

Radiator, Double glazed window to the front aspect.

### **Bedroom 3 8'11 x 8'2 (2.72m x 2.49m)**

Radiator, Double glazed window to the rear aspect.

### **Bathroom**

Fitted in a white suite comprising of a bath with mixer taps and shower attachment with riser rail, Wash hand basin, Low level W.C., Heated towel rail, Double glazed window to the rear aspect.

### **Second Floor Landing**

Stairs leading from first floor to second floor landing.

### **Bedroom 1 14'3 x 9'10 (4.34m x 3.00m)**

Fitted wardrobes and dressing table. Radiator. Double glazed window to the side aspect

### **Ensuite**

Comprising a shower cubicle with shower attachment. Wash hand basin. Low level W.C.

### **Loft room 14'4 x 6'9 (4.37m x 2.06m)**

Wall mounted gas central heating boiler.

### **Rear Garden**

Paved courtyard rear garden with fence surround.

### **Allocated Parking**

Allocated off road parking for 1 vehicle.



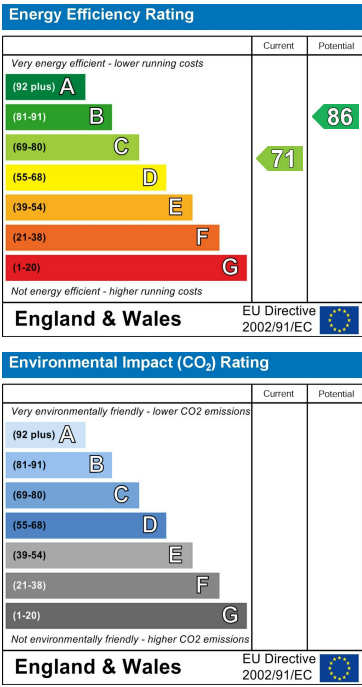
Floor Plan



Area Map



Energy Efficiency Graph



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