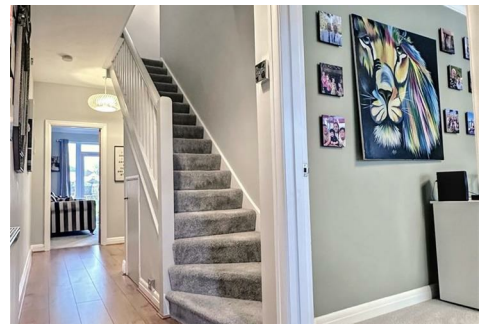




BROOK GAMBLE



30 Whitley Road, Eastbourne, BN22 8NJ

Offers Over £399,950

Brook Gamble offer to the market this very well presented 4 bedroom semi-detached house in Seaside. Located close to schools, shops and Seaside Recreation Ground, the house has been much improved by the present owner. The ground floor comprises 2 reception rooms, a refitted kitchen and a wet room, whilst the first floor comprises a further refitted bathroom and 4 bedrooms. A particular feature of the property is the large rear garden, whilst the house also boasts off street parking. Situated within a short distance of Eastbourne Town Centre, Seafront and Railway Station, the house is being sold chain free. Viewing is considered essential. Sole Agents.

Entrance Hall

Frosted glazed composite front door opening into Entrance Hall, with laminate wood effect flooring, radiator, wall mounted thermostat, understairs storage cupboard.

Lounge 13'8 x 12'8 (4.17m x 3.86m)

Feature fireplace, UPVC double glazed bay window to front, radiator.

Dining Room 13'5 x 10'11 (4.09m x 3.33m)

Vertical radiator, built in shelving, UPVC double glazed double doors and windows opening onto rear garden.

Kitchen 10'11 x 10'9 (3.33m x 3.28m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with cooker hood above. Eye-level double oven, integrated fridge and freezer, integrated dishwasher, wine fridge, wall units with under cupboard lighting, part tiling to walls, wall cupboard, housing wall mounted gas boiler. UPVC double glazed window to side. Laminate wood effect flooring.

Inner Hallway

Laminate wood effect flooring, storage cupboard, glazed door to covered side Utility Porch.

Utility Porch 8'11 x 5'10 (2.72m x 1.78m)

Glazed doors to front and rear, light and power and space and plumbing for washing machine.

Ground Floor Wet Room

Low level glazed shower screen, wall mounted shower unit, part tiling to walls, low level WC, radiator, wash basin, wall mounted electric heater, light and shaver point, extractor fan, frosted UPVC double glazed window to side.

First Floor Landing

Radiator, hatch to loft space.

Bedroom 1 13'7 x 11'1 (4.14m x 3.38m)

Radiator, picture rail, UPVC double window to rear overlooking garden.

Bedroom 2 13'10 into bay x 10'11 excl door recess (4.22m into bay x 3.33m excl door recess)

Radiator, picture rail, laminate wood effect flooring, built-in cupboard, UPVC double glazed bay window two front.

Bedroom 3 10'6 x 10'9 (3.20m x 3.28m)

Built in cupboard, laminate with effect flooring, UPVC double glazed window to side.

Bedroom 4 11'2 x 5'6 (3.40m x 1.68m)

Radiator, laminate wood flooring, UPVC double glazed window to front,

Bathroom

Kidney shaped bath with mixer taps and shower attachment, rainfall showerhead, glazed screen. Low-level WC, wash basin with mixer tap set into vanity unit. Heated towel rail, part tiling to walls, picture rail, vanity cupboard, frosted UPVC double window to rear, tiled floor.

Separate WC

Low flush WC, frosted UPVC double window to side.

Outside

The rear garden measures approximately 100' in length and is laid mainly to lawn with patio area, playhouse, brick built shed with windows and enclosed by brick walls. There are flowerbeds, trees and shrubs. There is also an outdoor WC.

The front is arranged as a driveway for off street parking.

Floor Plan

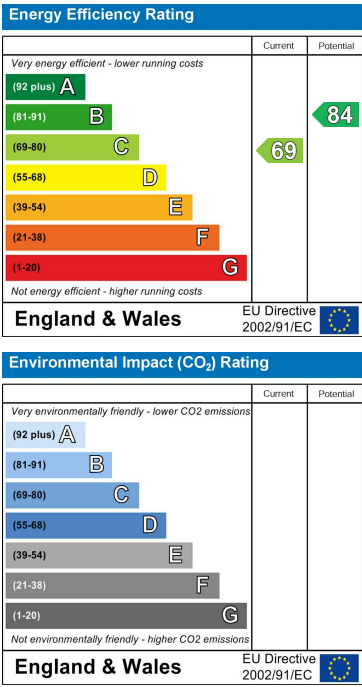


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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