



BROOK GAMBLE



26 Roselands Avenue, Eastbourne, BN22 8NX

£277,500

Brook Gamble are delighted to offer to the market this charming 2 bedroom semi-detached house in the popular Seaside area of Eastbourne. Overlooking Roselands Recreation Ground, the house is being offered to the market chain free. The property boasts a well stocked 60' rear garden as well as having a driveway to the front for off street parking. Well located for popular local schools and shops, Eastbourne Seafront is a short distance as well as bus services offering easy access into Eastbourne Town Centre.

Viewing is highly recommended. Sole Agents.

Entrance Porch & Hall

Composite leaded light patterned frosted glazed front door opening into Entrance Porch with wood floorboards and frosted UPVC double glazed windows to 2 sides. Frosted glazed UPVC inner door opening into Entrance Hall; with radiator, patterned glazed door to Lounge.

Lounge 16'6 into bay x 11'7 (5.03m into bay x 3.53m)

Measurements are excluding understairs recess. Polished wooden floorboards, built in storage cupboards, gas fire with stone surround. Dado rail, picture rail, wall lights, UPVC double bay window to front. Under stairs storage cupboard, panelled glazed door to Kitchen/Breakfast Room.

Kitchen / Breakfast Room 17'11 x 7 (5.46m x 2.13m)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, space for gas oven, space and plumbing for washing machine, space for fridge, further appliance space, wall mounted gas boiler, wall units, part tiling to walls, radiator, dado rail, picture rail, extractor fan, two UPVC double glazed windows to rear, UPVC double glazed window to side. UPVC double glazed double doors opening onto Rear Garden

Landing

Stairs rising from Entrance Hall, to first floor Landing; with hatch to loft space.

Bedroom 1 12'10 x 10'2 (3.91m x 3.10m)

Measurements exclude the depth of the built-in wardrobe cupboards with shelving. Further built in bedroom furniture including drawer units and storage cupboards, laminate wood effect flooring, radiator, UPVC double glazed window to front with views across Roselands Recreation Ground.

Bedroom 2 12' x 7'9 (3.66m x 2.36m)

Radiator, laminate wood effect flooring, UPVC double glazed window to rear.

Bathroom

Suite comprising panelled bath, with mixer taps and shower attachment. Further wall mounted shower unit, glazed shower screen, low flush WC, wash basin inset into vanity unit with cupboards below, radiator, frosted UPVC double glazed window to rear. Linen cupboard with slatted shelving.

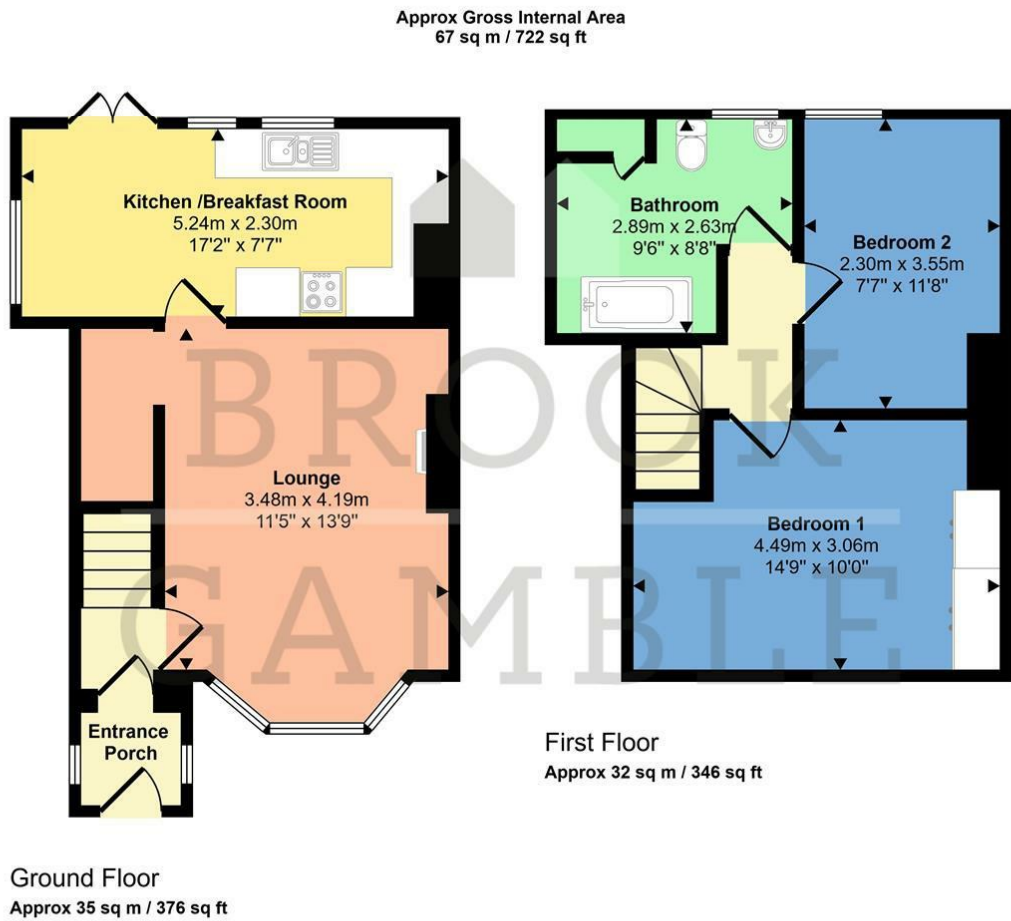
Outside

The Front Garden is laid partly to lawn with a driveway for off street parking.

The Rear Garden is approximately 60 foot in length, with patio area leading to lawn. There is a range of

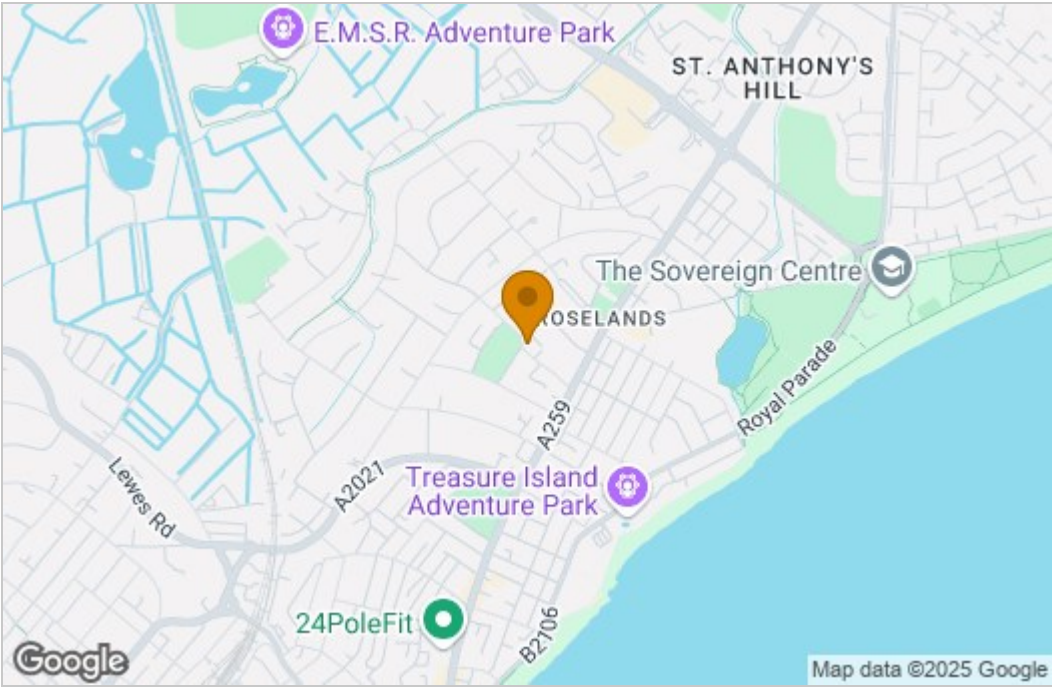
mature trees and shrubs and the garden is enclosed by timber fencing and has a gate for rear access. There is a side gate for access to the front Garden and a timber shed.

Floor Plan

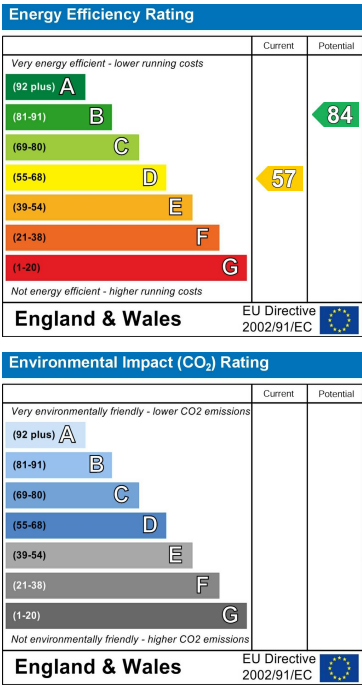


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.