



BROOK GAMBLE



15 Melbourne Road, Eastbourne, BN22 8BD

£260,000

Brook Gamble are pleased to offer to the market this much improved and attractively presented 3 bedroom end of terrace house located a short distance from Eastbourne Town Centre. Having been the subject of much improvement by the present owners, the house offers a wealth of charm, as well as a refitted kitchen and bathroom. Further benefits include a utility hallway and cloakroom gas central heating and uPVC double glazing. The cosy lounge boasts solid oak flooring and a DEFRA approved eco log burner, whilst the internal accommodation is complimented by the delightful rear courtyard garden.

Viewing is considered to fully appreciate this property. Sole Agents.

Entrance Hall

Leaded light patterned glazed UPVC front door opening into Entrance Hall; with radiator, solid oak flooring, understairs storage cupboard.

Lounge 11'5 x 9'8 (3.48m x 2.95m)

Measurements are excluding recess. Wood burning stove with tiled hearth, solid oak flooring, vertical radiator, picture rail, UPVC double glazed window to front.

Utility Hall 11'9 x 4'10 (3.58m x 1.47m)

Space and plumbing for washing machine with work surfaces over. Space for fridge freezer, tiled floor, extractor fan, frosted UPVC double window to Rear Entrance Lobby.

Kitchen 9'8 x 11'3 (2.95m x 3.43m)

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over. Space for electric oven with cooker hood above. Part-tiling to walls, tiled floor, UPVC double glazed doors opening onto Rear Garden.

Rear Entrance Lobby

Tiled floor, frosted UPVC double glazed door to Rear Garden.

Cloakroom

Low flush WC, wash basin inset into vanity unit. Part tiling to walls. Tiled floor, frosted UPVC double glazed window to side.

First Floor Landing

Stairs rising from Entrance hall to First Floor Landing; with hatch to loft space.

Bedroom 1 12' x 7'11 (3.66m x 2.41m)

Feature fireplace with ornate surround and tiled hearth. Engineered oak flooring, radiator, uPVC double glazed window to rear.

Bedroom 2 10'10 x 7'5 into recess (3.30m x 2.26m into recess)

Electric radiator, built in display shelving, UPVC double glazed window to front.

Bedroom 3 7'10 x 7'3 (2.39m x 2.21m)

UPVC double glazed window to front

Bathroom 7'10 x 6'9 (2.39m x 2.06m)

Bath with wall mounted shower unit, handheld shower attachment and rainfall showerhead. Glazed shower screen. Tiled floor, wash basin with mixer taps and vanity cupboard below, low flush WC, heated towel rail, tiled walls and floor, frosted UPVC double glazed window to rear, linen cupboard housing wall mounted gas boiler and slatted shelving.

Outside

The garden is arranged as an attractive courtyard and is enclosed by brick wall and timber fencing with a gate for rear access.

Floor Plan

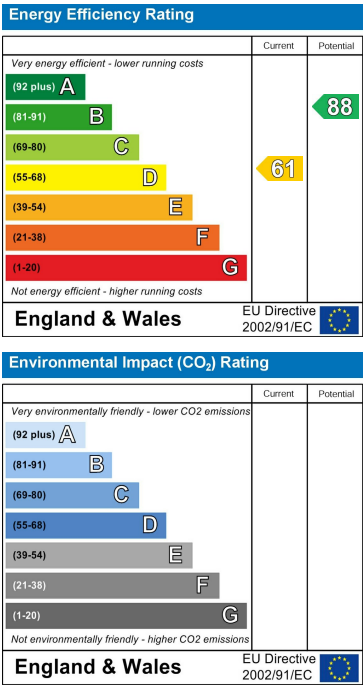


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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