



# BROOK GAMBLE



**13 Chamberlain Road, Eastbourne, BN21 1RU**

**£450,000**

Brook Gamble are delighted to offer to the market this very well presented 3 bedroom semi-detached house in the much sought after Old Town area of Eastbourne. Located yards from popular Green Street and Albert Parade with it's shops and cafes, the property has been the subject of much improvement by the present owner. A particular feature of the house is the open plan Kitchen/Dining Room opening onto the wonderful rear garden, with it's well manicured lawn and attractive well stocked flower beds and borders. Further benefits include the ground floor cloakroom, gas central heating and UPVC double glazing. With the additional benefit of a driveway for off street parking, and situated within a short distance of popular local schools, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Frosted UPVC double glazed front door opening into Entrance Hall; with exposed floorboards, radiator, picture rail, UPVC double glazed window to side.

### **Lounge 15'4 into bay x 11'6 (4.67m into bay x 3.51m)**

Art Deco fireplace with solid fuel burner. tiled hearth and surround with wooden mantle over. Built in storage cupboards, exposed polished floorboards, radiator, UPVC double glazed bay window to front, shutter blinds, picture rail.

### **Kitchen 10' x 10' (3.05m x 3.05m)**

Single drainer one and a half bowl sink unit with mixer tap and telescopic tap with cupboard below. Further range of drawers and base units, integrated dishwasher, cupboard with carousel shelving unit, four ring induction hob, built-in microwave, electric double oven, space for American-style fridge freezer, inset ceiling spotlights, wall units, part tiling to walls, wood flooring, UPVC double glazed window to rear garden. Open plan to Dining Room.

### **Dining Room 14' x 11' (4.27m x 3.35m)**

Solid fuel stove with tiled hearth, wood mantel. Built-in seating, picture rail, breakfast bar, two radiators, UPVC double glazed door and windows to Rear Garden.

### **Cloakroom**

Low flush WC, part tiling to walls, UPVC double glazed window to side.

### **First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing; with UPVC double glazed window to side, picture rail, hatch to loft space with light and retractable loft ladder, over upstairs cupboard.

### **Bedroom 1 13'11 x 11' (4.24m x 3.35m)**

Radiator, picture rail, feature fireplace, UPVC double glazed window to rear overlooking garden,

### **Bedroom 2 13'5 x 11'7 (4.09m x 3.53m)**

Radiator, picture rail, built-in wardrobe cupboard, feature fireplace, UPVC double glazed window to front.

### **Bedroom 3 8'11 x 8' (2.72m x 2.44m)**

Radiator, UPVC double glazed window to rear.

### **Bathroom**

Panelled bath with mixer taps, wall mounted shower unit, glazed shower screen, pedestal wash basin, radiator with heated towel rail, part tiling to walls, frosted UPVC double glazed window to side.

### **Separate WC**

Low flush suite, part tiling to walls, UPVC double glazed window to side.

### **Outside**

There are gardens to the front and rear of the property. The front being arranged as a driveway for off street parking.

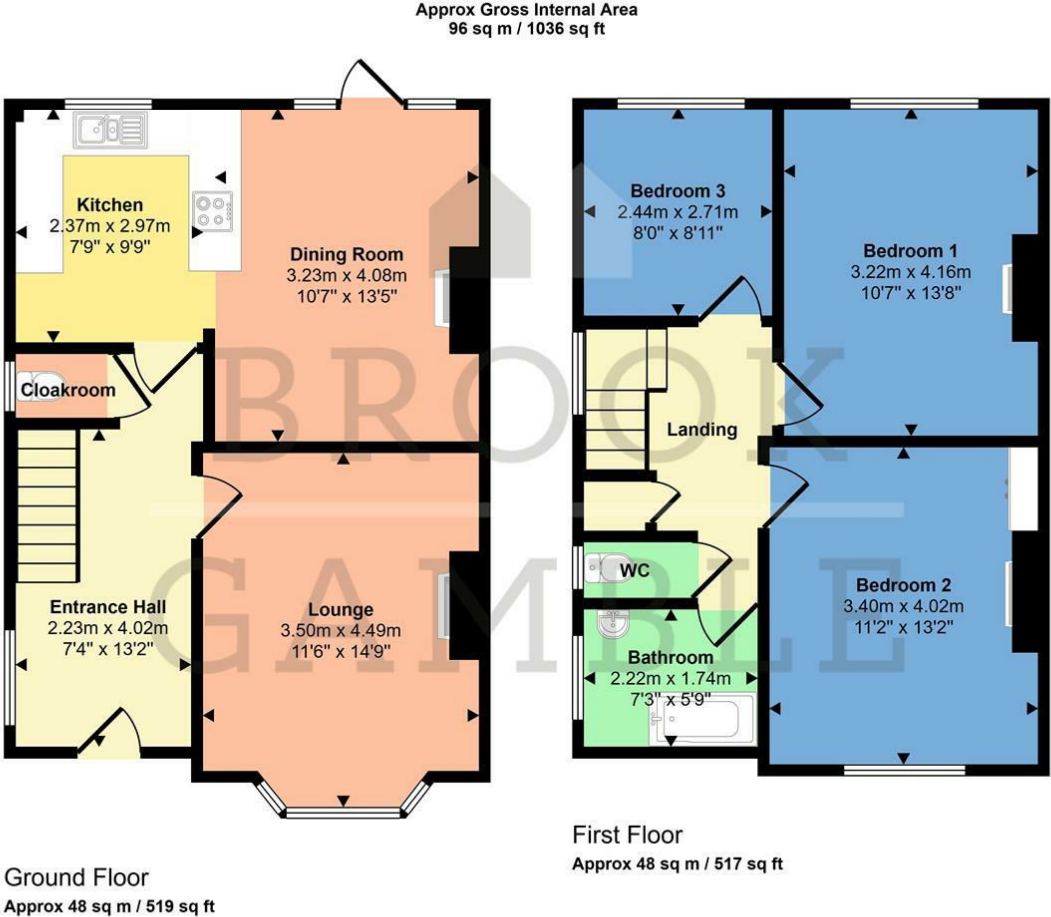
### **Rear Garden**

The Rear Garden is attractively laid to lawn and landscaped to give a tiled patio area adjacent the house. There is a raised flower bed, shingle patio area, further flower beds, mature trees and shrubs. The garden is enclosed by timber fencing with a gate for side access.

### **Summerhouse / Workshop 21'2 x 9'2 (6.45m x 2.79m)**

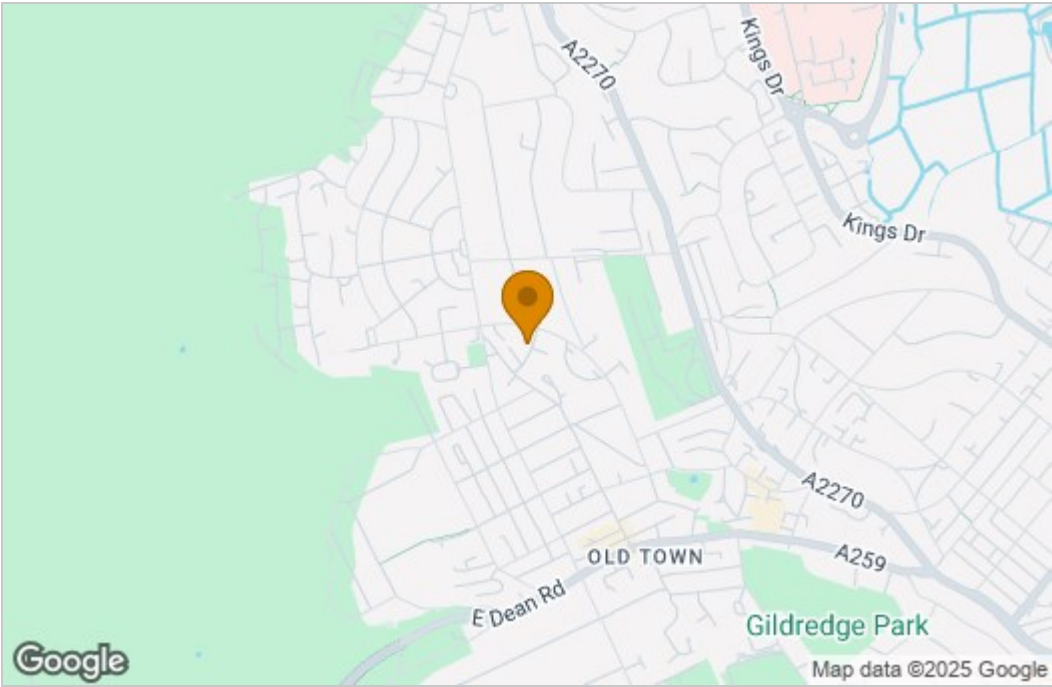
Located at the far end of the garden, the workshop area has leaded light windows to the front and side and a doorway through to the seating area with UPVC double glazed windows and power.

Floor Plan

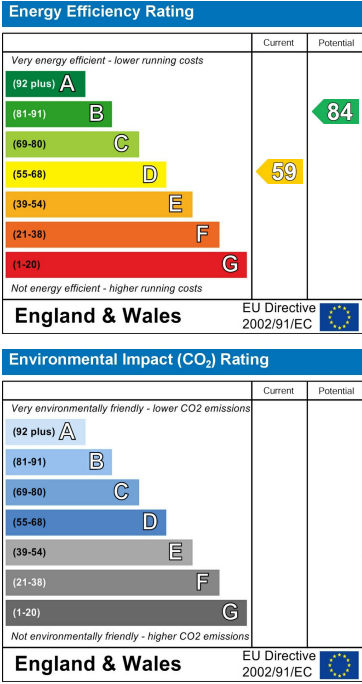


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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