



BROOK GAMBLE



4 Southfields Road, Eastbourne, BN21 1BU

£459,950

Being sold CHAIN FREE and located yards from Eastbourne Town Centre, this extremely well presented 3 bedroom house offers substantial accommodation arranged over 3 floors. Having been improved by the present owner, the house boasts triple glazing throughout, a replacement gas boiler and refitted appliances in the Kitchen.

The ground floor comprises the Entrance Hall and Integral Garage, whilst the first floor boasts open-plan living accommodation with a 29' Lounge/Dining Room and a Kitchen with refitted appliances as well as a Shower Room. The second floor offers 3 Bedrooms, each with fitted wardrobes, and Bathroom. Being located so close to the Town Centre and Railway Station, a particular feature of the house is its delightful, well stocked landscaped rear garden which measures approximately 100' in length, whilst to the front is a driveway for off street parking.

To fully appreciate this delightful home, viewing is considered essential. Sole Agents.

Entrance Hall

Frosted UPVC triple glazed front door opening into Entrance Hall; with laminate wood flooring and range of understairs storage cupboards with shelving and clothes rails. Understairs storage recess, radiator, inset ceiling spotlights, frosted UPVC triple glazed window, personal door to Garage.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing; with radiator, inset ceiling spotlights, 2 frosted UPVC triple windows to side, doorway to Lounge/Dining Room.

Lounge/Dining Room 29'6 x 10'11 (8.99m x 3.33m)

Three radiators, UPVC triple glazed bay window to front, UPVC triple glazed sliding patio doors to Rear Garden, open plan to Kitchen.

Kitchen 11'2 x 7'1 (3.40m x 2.16m)

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, incorporating four ring Bosch induction hob, with ceramic splashback cooker hood and electric oven below. Integrated dishwasher, integrated fridge freezer, range of wall units, glass fronted display cabinets, part tiling to walls, inset ceiling spotlights, UPVC triple glazed window to rear.

Shower Room

Glazed shower cubicle, wall mounted shower unit, mainly tiled walls, wash basin with vanity cupboard below, low flush WC, heated towel rail, inset ceiling spotlights, frosted triple glazed window to front.

Second Floor Landing

Stairs rising from First Floor Landing to Second Floor Landing, with frosted UPVC triple glazed window to side, hatch to loft space (housing gas boiler) , utility cupboard with space and plumbing for washing machine.

Bedroom 1 14'1 x 10'2 (4.29m x 3.10m)

Measurements exclude the depth of the built-in wardrobe cupboard, radiator, UPVC triple glazed window to front.

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

Measurements exclude the depth of built in wardrobe cupboard, radiator, UPVC triple glazed window to rear overlooking Rear Garden

Bedroom 3 8'10 x 7'3 (2.69m x 2.21m)

Measurements exclude the depth of the built-in wardrobe cupboard, radiator, UPVC triple glazed window to rear.

Bathroom

Bath having mixer taps and wall mounted shower

unit with handheld shower attachment and glazed shower screen. Low flush WC, wash basin and vanity unit with drawers and cupboards below, heated towel rail, part tiling to walls, inset ceiling spotlights, frosted UPVC triple glazed window to front.

Integral Garage 17'10 x 10'8 (5.44m x 3.25m)

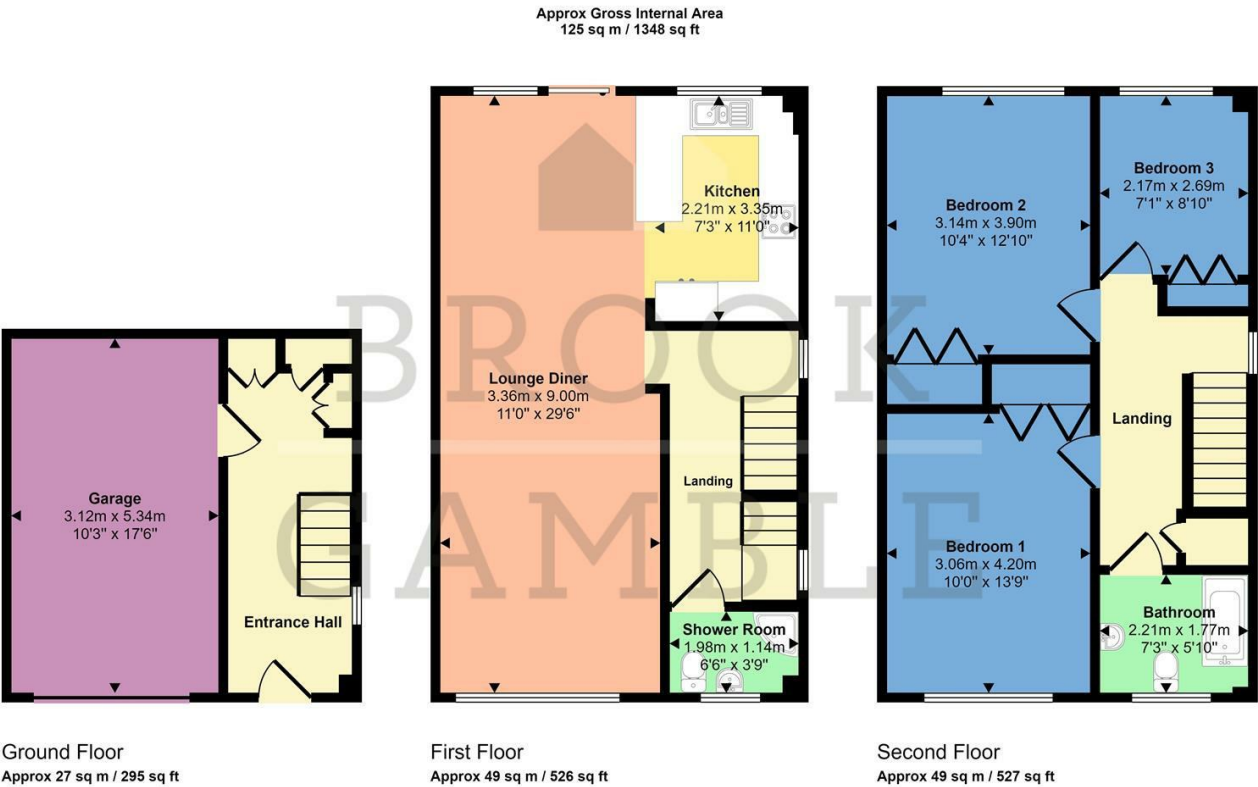
Light and power, electric up and over door, personal door to Entrance Hall.

Outside

To the front is a driveway for off street parking, leading to the Garage.

The well stocked rear garden is a particular feature of this property and measures approximately 100' in length and is landscaped with paved patio areas, raised flowerbeds, mature trees and shrubs, brick walls and timber fencing. There is a gate for side access.

Floor Plan

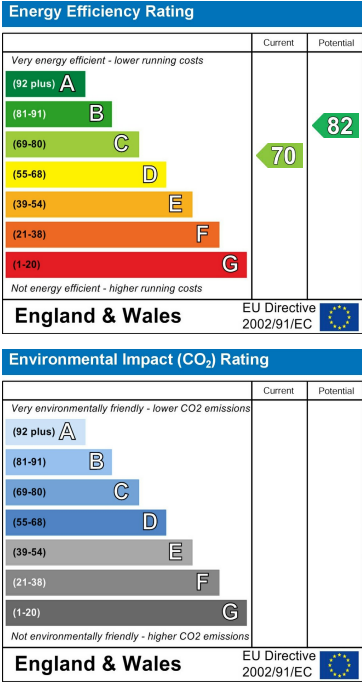


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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