



BROOK GAMBLE



56 Selmeston Road, Eastbourne, BN21 2TB

£415,000

Located in the much sought-after Rodmill area of Eastbourne, this charming three-bedroom semi-detached bungalow on Selmeston Road offers a delightful blend of comfort and convenience. The property boasts spacious accommodation throughout, providing ample space for relaxation and entertaining. The property could be used as a two bedroom, two reception room if required. The bungalow features a well-maintained bathroom. One of the standout features of this property is the extensive and delightful garden, which not only offers a serene outdoor space but also presents lovely views, making it an ideal spot for gardening enthusiasts or those who simply wish to enjoy a feeling of space. Double glazing throughout the property enhances energy efficiency and provides a peaceful living environment, additionally, the property is chain-free and vacant, allowing for a smooth and hassle-free transition for the new owners! Sole agents.

Accommodation Comprising

Double glazed main front door

Hallway

Coving to ceiling, dado rail, radiator, cupboard housing consumer unit, airing cupboard housing hot water cylinder, wall mounted thermostat, hatch to loft.

Bedroom one 15 x 12

Coving to ceiling, radiator, feature fire surround with fireplace, double glazed window to side, double glazed window to front.

Bedroom two 12'9 x 11'10

Radiator, coving to ceiling, BT telephone point, television aerial point, double glazed window to front aspect.

Bedroom three 11'7 x 9'6

Radiator, coving to ceiling, currently arranged as walk in wardrobe room with a range of fitted cupboards with hanging rails, drawers and mirror doors and lighting, double glazed window to rear aspect.

Bathroom 11'11 x 8'6

Comprising bath with telephone style mixer tap with shower attachment, tiled splashback, walk in shower cubicle, with wall mounted shower, shower attachment and riser rail, wash hand basin vanity unit, double glazed window to rear aspect.

Separate cloakroom
with low-level WC.

Kitchen 11 x 9

Fitted in a range of wall and floor cupboards and base units, granite worktop with mixer tap and butler sink, inset 'Miele' four ring electric hob, with extractor hood above, tiled splash back, fitted 'Miele' washing machine, fitted 'Miele' dishwasher, Bosch American fridge freezer with water and ice dispenser, fitted 'Miele' electric oven with plate warmer, tiled flooring, double glazed window to side aspect, electric hot plate, double doors leading into the lounge.

Triple aspect lounge 21'3 x 9'9

Radiator, coving to ceiling, double glaze window to side, double glaze window to rear, French doors leading onto patio area.

Outside.

The property benefits from an extensively large garden which has mainly hedged borders and is laid mainly to lawn with various patio areas and a Brick built shed, a gate to side. The garden offers some fantastic far reaching views across

Eastbourne.

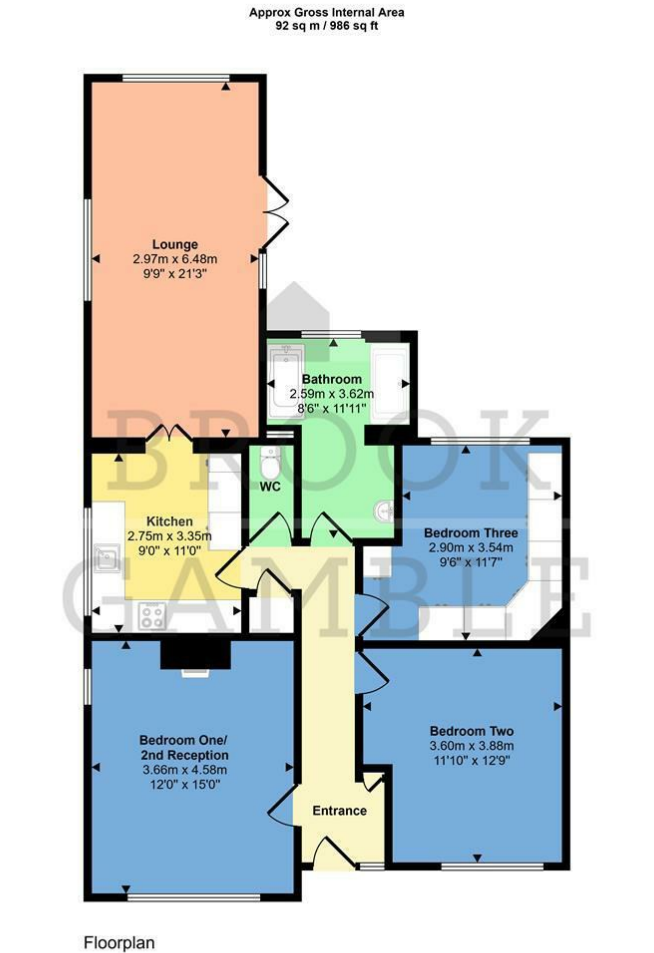
Front garden

With walled borders and providing off-road parking for vehicles and an area of lawn

Council tax D

83 Square metres

Floor Plan

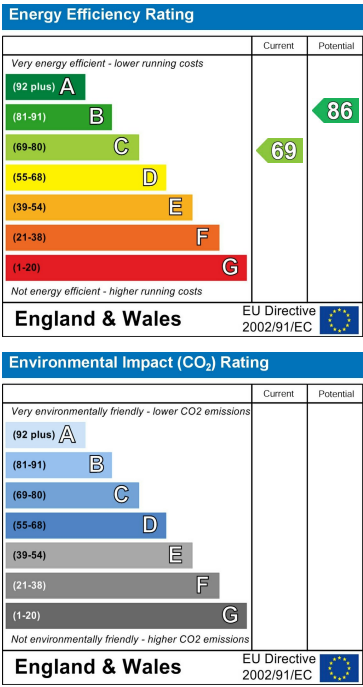


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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