



# BROOK GAMBLE



**5 Warrior Square, Eastbourne, BN22 7DB**

**£294,950**

Brook Gamble are delighted to offer this much improved Three bedroom end of terrace period property, located in Warrior Square, Latimer Road just a stones throw from Eastbourne Seafront, and Redoubt Fortress. Having benefitted from renovation by the current seller, to include a new roof (under guarantee), and a picturesque garden and rear courtyard. The property is modern, light and bright throughout with tasteful décor enhancing the appeal to a host of buyers. A spacious lounge with fitted Log Burner, recessed spotlighting and double glazing throughout. The desirable location offers the ability to head to the Seafront, or pop into the Town Centre and enjoy the restaurants and amenities on offer. Viewing is strongly recommended, and is by appointment with the sellers sole agents.

## **Accommodation Comprising**

Double glazed main front door

Entrance porch

Modern radiator with thermostatic control valve, door leading into lounge.

Lounge 15'7 x 10'11

With recessed spotlighting fitted on dimmer switch, radiator, double glazed window, under stairs storage, fitted log burner, double glazed window to front aspect, further radiator with thermostatic control valve, stairs rising to 1st floor landing.

Kitchen 12'3 x 7'10

Fitted in a range of wall and floor cupboards and base units with a single bowl sink and mixer tap, a complementary worksurface, tiled splashback, space and plumbing for washing machine, space for undercounter fridge, space for under counter freezer,

Four ring gas hob with extractor hood above and electric oven beneath, tiled flooring, recessed spotlighting, fitted shelving, door into utility cupboard with tiled flooring and recessed spotlighting, door into ground floor cloakroom, double glazed window to rear aspect, double glazed door leading onto rear courtyard.

Ground floor cloak room

Low level WC, wall mounted "Worcester" gas central heating boiler, recessed spotlighting, tiled flooring, double glazed opaque window to rear aspect.

Outside

To the rear of the property offers a patio area with flint walled borders and gate providing access onto Hanover Road.

First floor landing.

Corniced ceiling, doors to bedrooms and bathroom.

Main bedroom 10'9 x 8'11

Radiator with thermostatic control valve, double glazed window to front aspect.

Bedroom two 8'11 x 7'8

Radiator with thermostatic control valve, double glazed window to rear aspect.

Bedroom three 8'9 x 6'11

Radiator, double glazed window to front aspect.

Modern shower room

Comprising large walk-in shower cubicle with wall mounted shower with shower attachment and rainfall showerhead, fitted splash panels, recessed spotlighting, extractor fan unit, wash hand basin

vanity unit with mixer tap, low-level WC, double glazed window to side aspect.

Front garden

With part wall and fenced borders, laid mainly to lawn, with delightful flower bed borders and mature plants and shrubs.

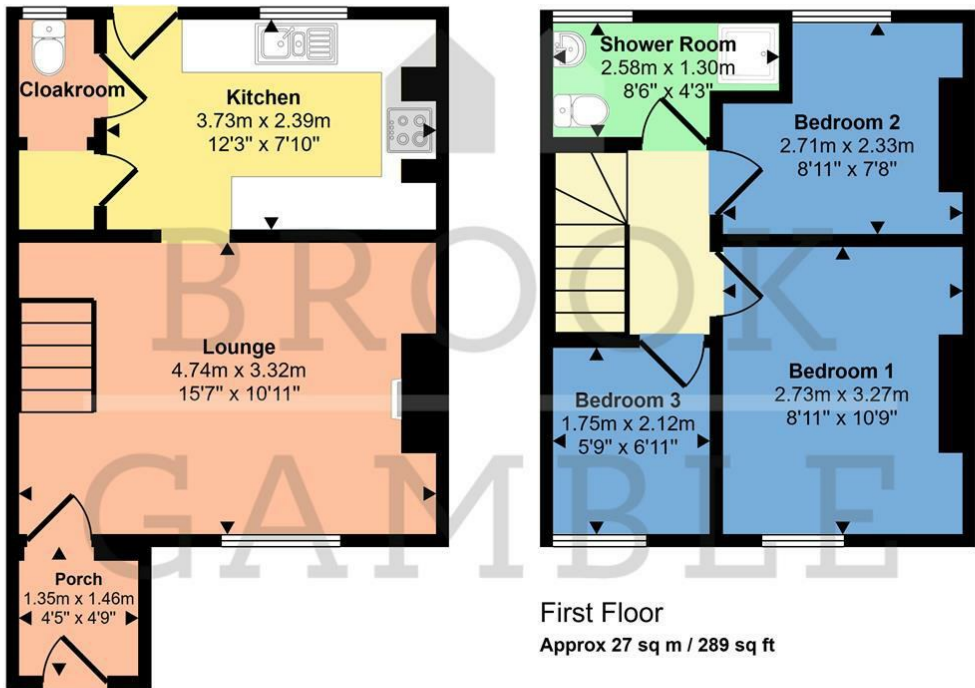
## **Agents Notes**

The property has the benefit of a newly installed roof in 2023. There is an insurance backed guarantee with 8 years remaining.



Floor Plan

Approx Gross Internal Area  
57 sq m / 611 sq ft



Ground Floor  
Approx 30 sq m / 321 sq ft

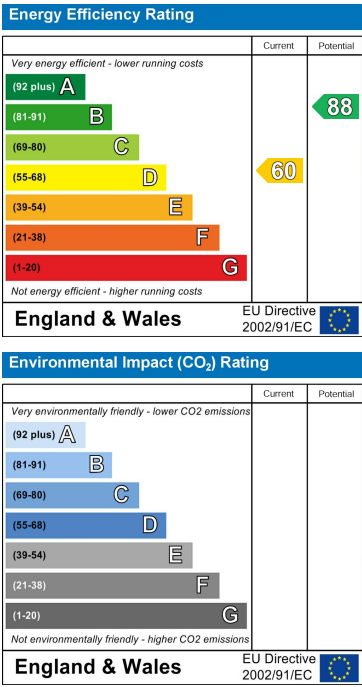
First Floor  
Approx 27 sq m / 289 sq ft

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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