



# BROOK GAMBLE



**8 Cliff Road, Eastbourne, BN20 7RU**

**£875,000**

Brook Gamble offer to the market this substantial 3 storey 5 bedroom semi-detached family home situated adjacent Meads Seafront in the highly desirable Meads Village. The ground floor accommodation comprises the 39' double aspect Lounge/Dining Room, the large Kitchen and Sun Room as well as a Utility Room./WC. The first floor boasts 3 bedrooms and 2 bathrooms, with the Master Bedroom enjoying views across Helen Gardens to the sea. The second floor comprises 2 further good sized Bedrooms. Enjoying the benefits of gas central heating and UPVC sash style double glazing the house is thought to be ideal for a wide range of applicants. Viewing is considered essential.

**Entrance Porch**

Glazed door opening into Entrance Porch. Further glazed door to Entrance Hall.

**Entrance Hall**

With period tiled flooring.

**Lounge/Dining Room 39' x 14'7 (11.89m x 4.45m)**

Fireplace and surround, built in cupboard and shelving, 2 bay windows, to side aspect and to front aspect.

**Kitchen 18'7 max x 17'9 max (5.66m max x 5.41m max)**

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 5 ring gas hob with cooker hood above. Eye-level electric oven. Space for fridge-freezer, wall units, space and plumbing for dishwasher, radiator, sash window to side, arch and doorway into Sun Room.

**Sun Room 19'3 x 8'9 (5.87m x 2.67m)**

UPVC double glazed windows to 3 sides, radiator, tiled floor, pitched glazed roof, uPVC double glazed double doors opening on to Rear Garden.

**Cloakroom / Utility 6'10 x 5'6 (2.08m x 1.68m)**

Low flush WC, pedestal wash basin, space and plumbing for washing machine.

**First Floor Landing**

Stairs rising from Entrance Hall to split-level First Floor Landing.

**Bedroom 5 11'4 x 5'9 (3.45m x 1.75m)**

Radiator, uPVC double glazed window to side.

**Bathroom**

Fitted bath, pedestal wash basin, low flush WC, linen cupboard with slatted shelving.

**Shower Room**

Tiled shower cubicle, low level WC, pedestal wash basin.

**Bedroom 3 14'7 x 12'10 (4.45m x 3.91m)**

Fireplace, radiator, sash bay window to side.

**Bedroom 1 18' into bay x 17' (5.49m into bay x 5.18m)**

Radiator, Bay window and further window to front enjoying views across Helen Gardens to the sea.

**Second Floor Landing**

Stairs rising from First Floor Landing to Second Floor Landing.

**Bedroom 2 17'8 x 14'5 (5.38m x 4.39m)**

Radiator, Velux window and sash window to front across Helen Gardens towards the sea.

**Bedroom 4 12' x 11'8 (3.66m x 3.56m)**

Radiator, sash window to side.

**Outside**

There is an enclosed Courtyard Front Garden and an enclosed Courtyard Rear Garden laid to paved patio with a gate for rear access.



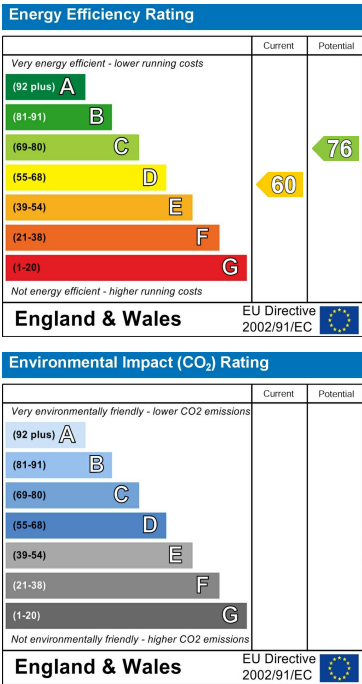
Floor Plan



Area Map



Energy Efficiency Graph



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