



BROOK GAMBLE



82 Royal Sussex Crescent, Eastbourne, BN20 8RH

£195,000

Brook Gamble offer to the market this 3 bedroom semi-detached house in popular Old Town. Being available to CASH BUYERS ONLY due to it's construction, the house has been lived in by the present owner since 1971. As such the house requires some modernisation but does benefit from a ground floor shower room and cloakroom as well as a first floor bathroom. There is a good sized garden to the rear of the property, which is well located for popular local schools for all ages, as well as being within easy reach of local shops and The South Downs. Sole Agents.

Entrance Hall

UPVC double glazed front door opening into Entrance Hall; with wood effect flooring and UPVC double glazed window to side.

Lounge 15'7 x 11'8 (4.75m x 3.56m)

Feature fireplace surround with stone hearth. Laminate wood effect flooring, UPVC double glazed window to front.

Kitchen 11'11 x 7'6 (3.63m x 2.29m)

Enamel sink unit with cupboard below. Tiled works surfaces. Space and plumbing for washing machine, space for fridge, space for freezer, larder cupboard with shelving and window. Part tiling to walls, UPVC double glazed window to rear.

Inner Hallway

Door to inner hallway with walk-in storage cupboard with tiled floor. Further understairs storage cupboard, UPVC double glazed window to side.

Cloakroom

Low flush WC, frosted UPVC double glazed window to side. Tiled floor, tiling to walls.

Rear Entrance

Frosted UPVC double glazed door to rear.

Ground Floor Shower Room

Shower cubicle with shower unit and extractor fan.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing. Double glazed window to side, hatch to loft space. Wardrobe cupboard with clothes rail.

Bedroom 1 11'5 x 13'4 max (3.48m x 4.06m max)

Built-in wardrobe cupboard, further built-in storage, built in shelving, UPVC double glazed window to front.

Bedroom 2 11'8 x 7'6 (3.56m x 2.29m)

Built-in storage cupboard, UPVC double window to rear.

Bedroom 3 8'1 x 8'2 (2.46m x 2.49m)

UPVC double glazed window to front.

Bathroom

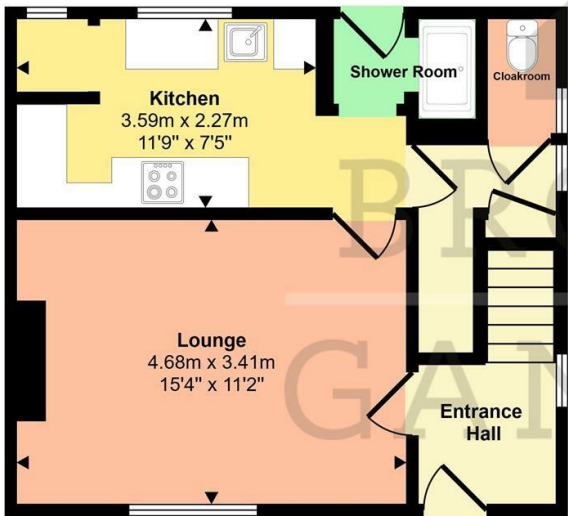
Bath with mixer taps and shower attachment. Shower screen, pedestal wash basin, low flush WC, part tiling to walls, frosted UPVC double glazed window to rear.

Outside

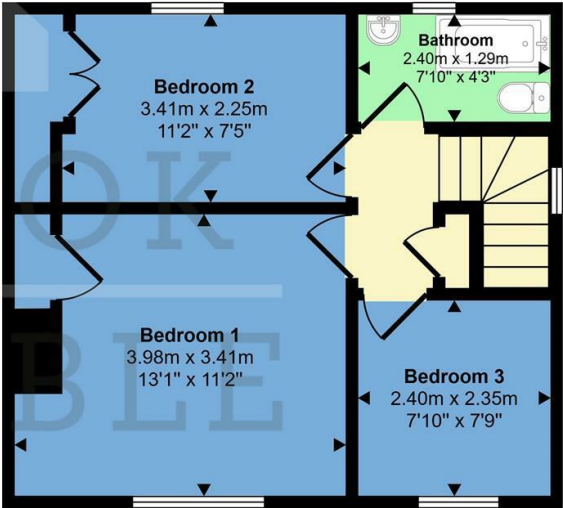
There are gardens to the front and rear of the property. The front garden is laid mainly to lawn. The rear garden measures approximately 60' in length and is stocked with many flowers, plants, shrubs and trees.

Floor Plan

Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft



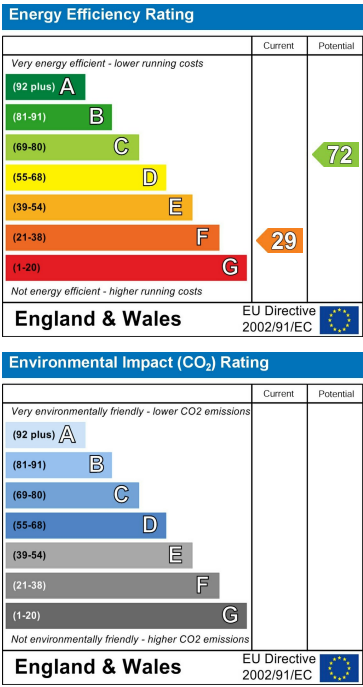
First Floor
Approx 38 sq m / 408 sq ft

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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