



BROOK GAMBLE



22 Royal Sussex Crescent, Eastbourne, BN20 8PB

£279,950

Brook Gamble offer to the market this chain free, 3 bedroom, 2 reception room semi-detached house in the popular Old Town area of Eastbourne. The property enjoys the benefits a 2 bathrooms, gas central heating and uPVC double glazing. The house is located close to popular local schools and shops as well as access to The South Downs. Sole Agents.

Entrance Porch

Front door opening into Entrance Porch, with UPVC double glazed window to front. Door to Entrance Hall.

Entrance Hall

Wall mounted thermostat. Radiator. Stripped wooden floorboards.

Lounge 13'3 x 11'7 (4.04m x 3.53m)

Laminate wood effect flooring, uPVC double glazed window to front.

Dining Room 12' x 11'10 (3.66m x 3.61m)

Laminate wood effect flooring, radiator, uPVC double glazed window to rear.

Kitchen 11'3 x 8'3 (3.43m x 2.51m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating 4 ring ceramic hob with electric oven below and cooker hood above. Space and plumbing for washing machine, space for fridge-freezer, part-tiling to walls, cupboard housing wall mounted gas boiler, uPVC double glazed window and door to rear garden.

Shower Room

Glazed shower cubicle with wall mounted shower unit, glazed shower screen, tiled walls, wash basin.

Cloakroom

Low flush WC, wash basin, tiled floor, frosted uPVC double glazed window to side.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing, with hatch to loft space.

Bedroom 1 13'6 x 11'9 (4.11m x 3.58m)

Radiator, uPVC double glazed window to front.

Bedroom 2 12' x 11'11 (3.66m x 3.63m)

Built in cupboard, radiator, uPVC double glazed window to rear.

Bedroom 3 11'4 x 7'10 (3.45m x 2.39m)

Radiator, uPVC double glazed window to rear.

Bathroom

Bath with mixer tap and hand-held shower attachment. Pedestal wash basin, part tiling to walls, uPVC double glazed window.

There is a good sized garden to the rear of the property which is enclosed by timber fencing with a gate for side access and a lawned garden to the front.

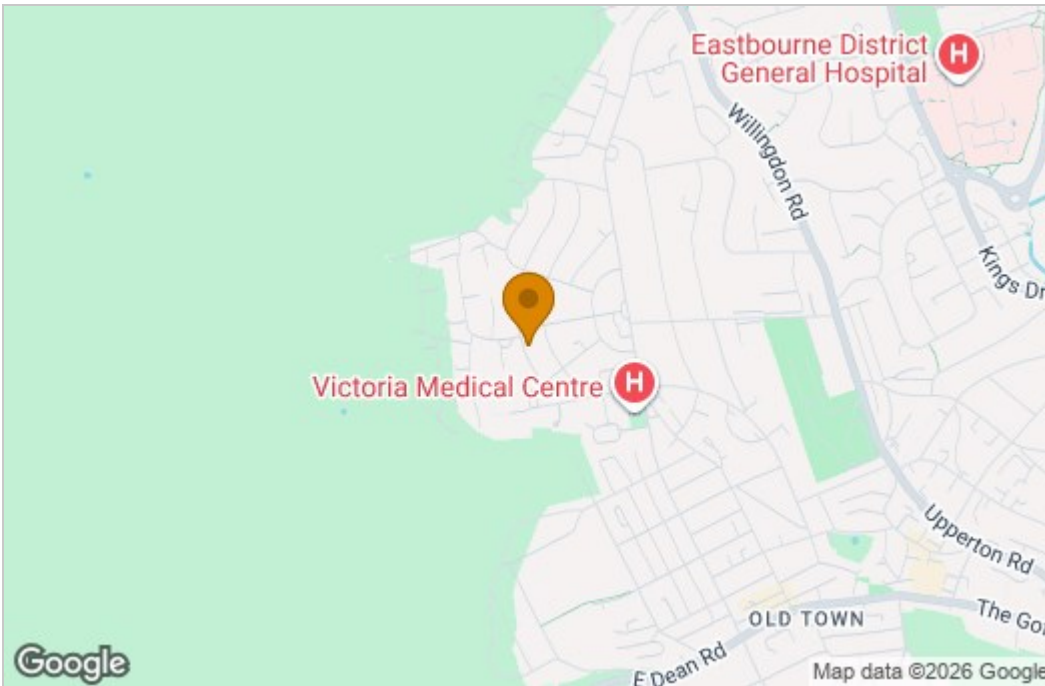
Floor Plan

Approx Gross Internal Area
100 sq m / 1081 sq ft

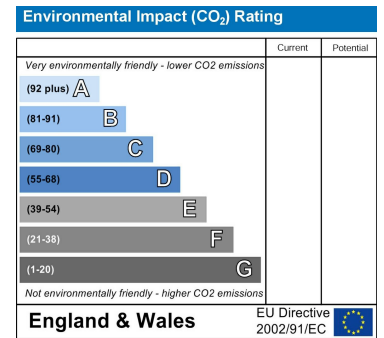
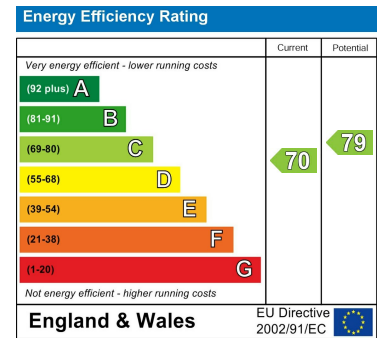


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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