BROOK GAMBLE









4 Derwent Road, Eastbourne, BN20 7PH

Price Guide £310,000

Brook Gamble are delighted to be offering three storey townhouse, located in the heart of the Meads village in Derwent Road, and within a stones throw to Meads High street and its wonderful, popular amenities. The property is being offered chain free and would suit a host of buyers, whether you are looking for a family home in one of Eastbourne's most salubrious locations, or if you are looking for an investment, "HMO" or "Airbnb" within easy reach of Meads seafront and Holywell this property would be perfect for you. With spacious bright, accommodation throughout, with sun balcony, double glazing and gas central heating and garage. Call us now to arrange a viewing with the vendors sole agents! The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Accommodation Comprising
Main front door

Entrance porch
Door leading into hallway, laminate wood flooring, wall mounted fire alarm system.

Hallway
Radiator, laminate wood flooring, under stairs storage cupboard housing consumer unit, stairs rising to the half landing, and onto first floor landing.

Kitchen 14'8 x 9'11
Fitted in range of wall and floor cupboards and base units, double bowl sink unit and mixer tap, complementary work surface, tiled splash back, inset electric hob with extractor hood above and electric oven beneath, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding upright fridge freezer, wall mounted gas central heating boiler, double glazed window to side, double glazed door to side.

Dining room/ Ground floor bedroom/Study 13'2 x 10'0
Radiator, television aerial point, two double glazed windows to front aspect.

Shower room
With walk in shower cubicle, wall mounted shower with shower attachment and riser rail, wash hand basin, part tiled walls, low-level WC, extractor fan unit.

First floor landing
Radiator, stairs rising to half landing, and 2nd floor landing.

Lounge 14'6 x 13'4
Two radiators, three double glazed windows to the front aspect.

Bedroom 3 14'4 x 10'0
Television aerial point, radiator, two double glazed windows to rear aspect.

Bathroom
Fitted in a white suite, bath with electric shower above it, part tiled walls, wash handbasin, low-level WC, heated towel rails, skylight window.

Second floor landing
Radiator, skylight window,

Main bedroom 14'6 x 8'11
Radiator, two double glazed windows to the front aspect, double glazed door leading onto balcony.

Balcony
To an easterly aspect towards the front of the property.

Bedroom two 14'6 Max x 11'2 Max
With built-in wardrobes with hanging rail and shelving above

Garage
With up and over door

Council Tax Band D - Eastbourne Borough Council

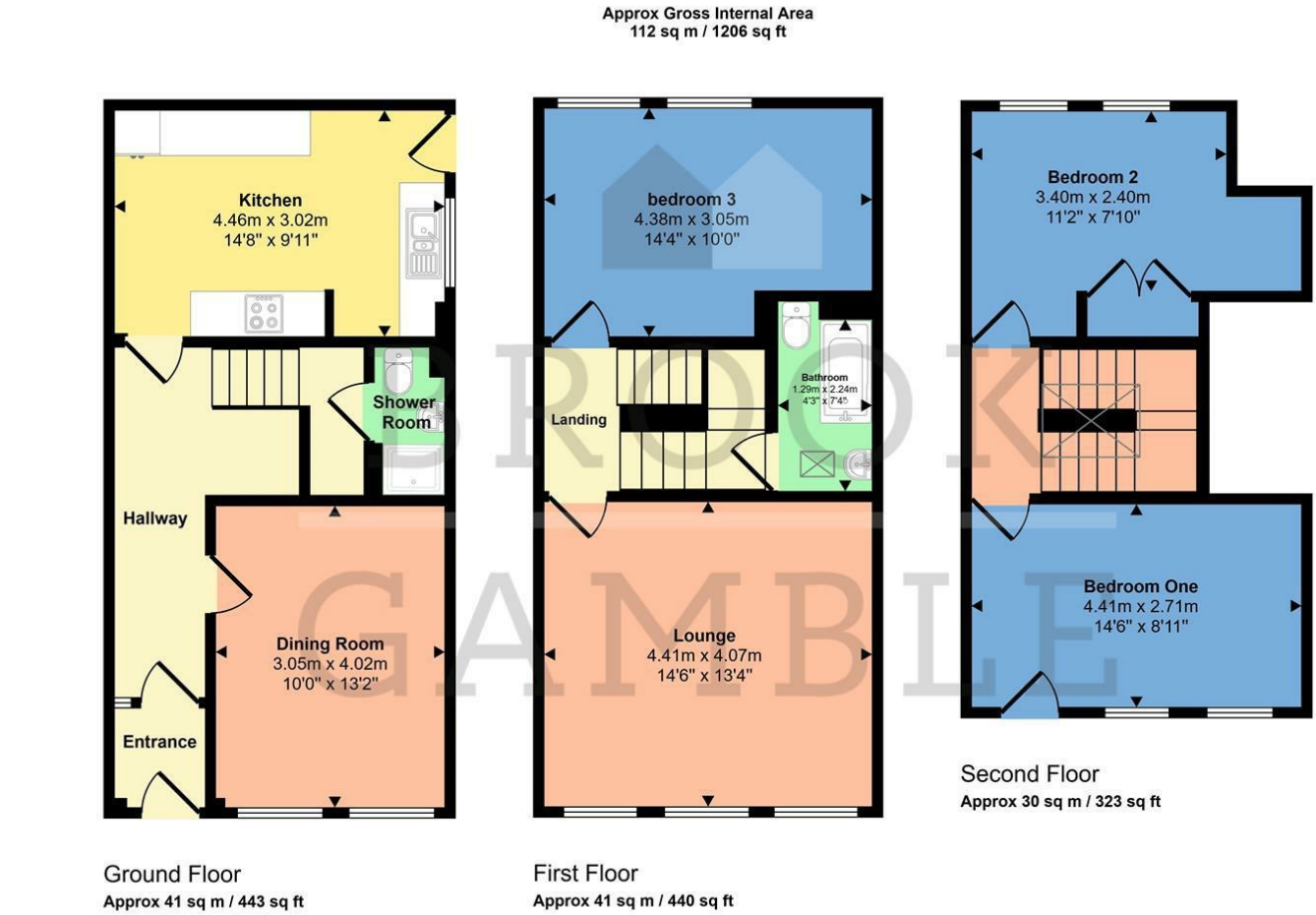
Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal dated will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc.VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc VAT. These services are optional.

Floor Plan

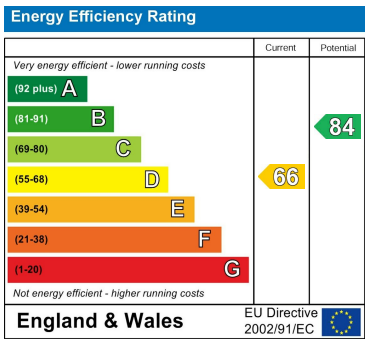


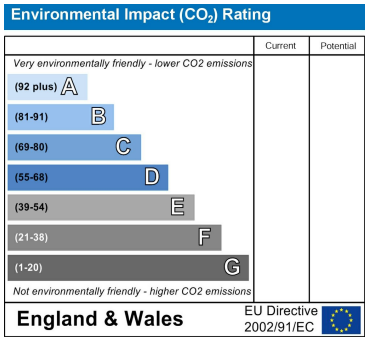
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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