



# BROOK GAMBLE



104 Selmeston Road  
, Eastbourne, BN21 2TH

Brook Gamble are delighted to offer to the market this 5 bedroom semi-detached chalet home in the popular Rodmill area of Eastbourne. The property boasts substantial flexible accommodation with the ground floor comprising the Lounge, Conservatory, Kitchen, Bathroom and 2 bedrooms, whilst the first floor comprises 3 further bedrooms and a shower room. The lawned rear garden enjoys delightful views, as do all the front facing rooms, with further benefits including gas central heating and uPVC double glazing as well as the benefit of a garage. The property is located close to popular local schools and shops as well as Eastbourne District General Hospital, whilst bus services run nearby offering access in and out of Eastbourne and surrounds. Being sold chain free, viewing is highly recommended. Sole Agents.

**£385,000**

# 104 Selmeston Road

, Eastbourne, BN21 2TH



- Flexible Accommodation
- Gas Central Heating
- Far Reaching Views
- Sole Agents
- 2 Ground Floor Bedrooms
- UPVC Double Glazing
- Garage
- 3 First Floor Bedrooms
- Conservatory
- Chain Free

## Entrance Hall

## Lounge

17'4 x 10'1 (5.28m x 3.07m)

## Kitchen

11'1 x 8'9 (3.38m x 2.67m)

## Conservatory

18'7 x 6'9 (5.66m x 2.06m)

## Bathroom

## Bedroom 4

10'2 x 9'8 (3.10m x 2.95m)

## Bedroom 5

8'9 x 7'10 (2.67m x 2.39m)

## First Floor Landing

## Bedroom 1

14'7 x 9'7 (4.45m x 2.92m)

## Bedroom 2

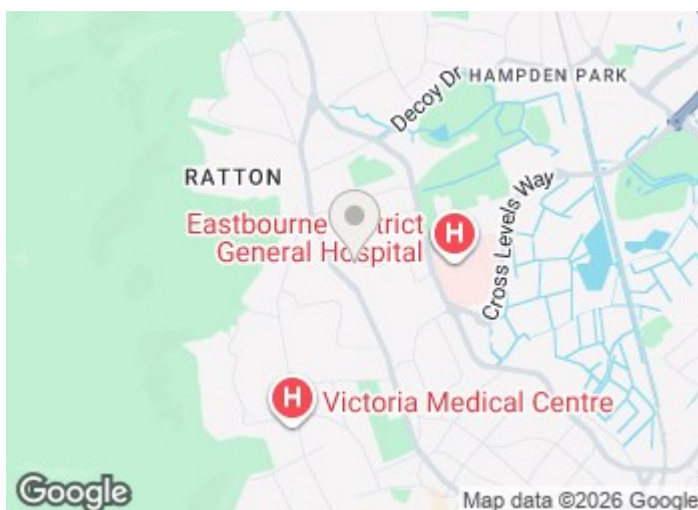
11'9 x 8'11 into recess (3.58m x 2.72m into recess)

## Bedroom 3

8'1 excluding door recess x 9'7 (2.46m excluding door recess x 2.92m)

## Shower Room

## Outside

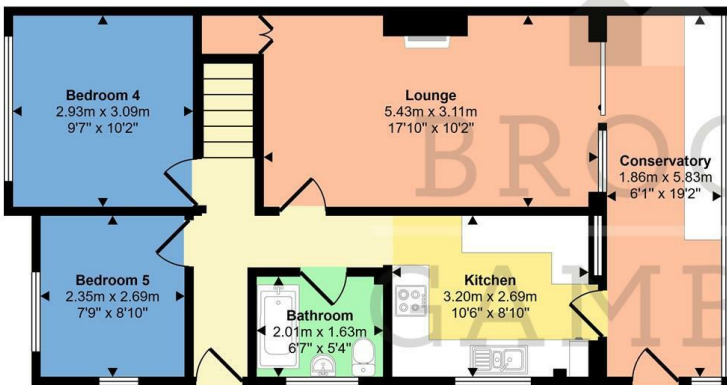


## Directions



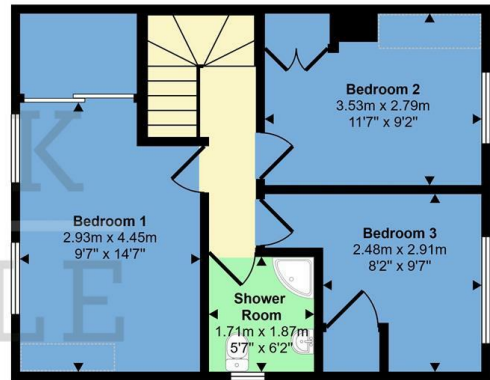
# Floor Plan

Approx Gross Internal Area  
111 sq m / 1192 sq ft



Ground Floor  
Approx 67 sq m / 716 sq ft

Denotes head height below 1.5m



First Floor  
Approx 44 sq m / 476 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.

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