



BROOK GAMBLE



25 Iden Street
, Eastbourne, BN22 9HD

Brook Gamble are delighted to offer to the market this 2 bedroom mid-terrace house in Hampden Park. The house is well presented though it does require some modernisation in the Kitchen and Conservatory. The property currently has a sub-divided front bedroom and a further good sized bedrooms. Benefits include gas central heating and double glazing as well as being sold chain free. Local bus services run nearby offering access in and out of Eastbourne and surrounds. Viewing is considered essential. Sole Agents.

£219,950

25 Iden Street

, Eastbourne, BN22 9HD



- Well Presented
- Sub-Divided Master Bedroom
- UPVC Double Glazing
- In Need Of Some Modernisation
- Conservatory
- Chain Free
- Popular Location
- Gas Central Heating
- Sole Agents

Entrance

Outside

Lounge

14'11 x 11'10 (4.55m x 3.61m)

Kitchen / Breakfast Room

15'2 x 8'2 (4.62m x 2.49m)

Conservatory

15'2 x 8 (4.62m x 2.44m)

First Floor Landing

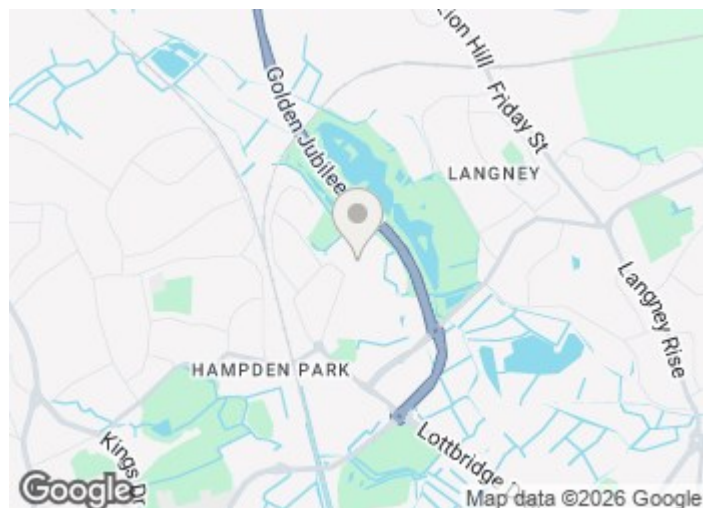
Bedroom 1

15'3 x 9'4 (4.65m x 2.84m)

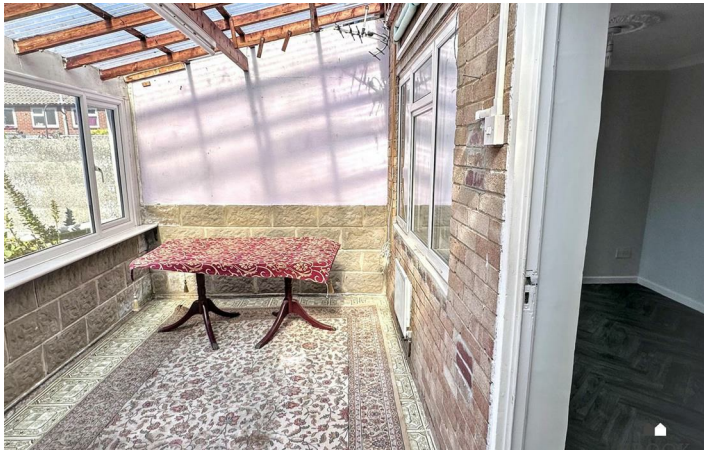
Bedroom 2

13'8 x 9 (4.17m x 2.74m)

Shower Room



Directions



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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		