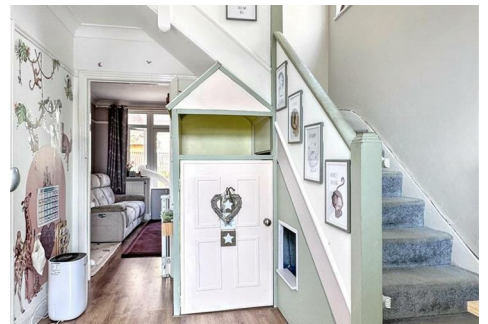




BROOK GAMBLE



8 Osborne Road, Eastbourne, BN20 8JL

Offers In Excess Of £410,000

Brook Gamble offer to the market this 3 bedroom detached home occupying an elevated plot in the much sought after Old Town area of Eastbourne. The property offers good sized accommodation including a 23' open plan Kitchen / Dining Room. The Master Bedroom boasts an En-Suite Shower Room as well as enjoying stunning panoramic views across Eastbourne to The English Channel. The house is well located for popular local schools and shops, with nearby bus services offering easy access into Eastbourne and surrounding areas. Viewing is considered essential. Sole Agents.

Entrance Porch

UPVC double glazed front door and side screen opening into Entrance Porch.

Entrance Hall

Frosted glazed inner door to Entrance Hall; with radiator, understairs storage recess, frosted UPVC double glazed window to Entrance Porch; picture rail, laminate wood effect flooring.

Lounge 12'6 x 11'5 (3.81m x 3.48m)

2 double radiators, laminate wood effect flooring, uPVC double glazed double door and side screen to rear.

Kitchen / Dining Room 23' max x 11'11 max (7.01m max x 3.63m max)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, eye-level electric double oven. Kitchen island with work surface having an integrated four ring ceramic hob with cupboards below. Radiator, wall units, cupboard housing wall mounted gas boiler, laminate wood effect flooring, double glazed window and double glazed door to rear garden. UPVC double glazed bay window to front.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing. Frosted UPVC double glazed wind. Hatch to loft space, picture rail.

Bedroom 1 13'11 x 12'1 (4.24m x 3.68m)

Double radiator, built-in bedroom furniture incorporating storage shelving, drawers and wardrobes. Double radiator, UPVC double glazed bay window to front with stunning far reaching panoramic views across Eastbourne to the sea.

En-Suite Shower Room

Shower cubicle having wall mounted shower unit with handheld shower attachment and rainfall showerhead.. Inset ceiling spotlights, extractor fan, low flush WC, wash basin inset into vanity unit with cupboard below. Tiled floor.

Bedroom 2 12'9 x 11'5 (3.89m x 3.48m)

Radiator, picture rail, UPVC double glazed window to rear.

Bedroom 3 9'2 x 8'10 (2.79m x 2.69m)

Radiator, picture rail, UPVC double glazed window to front with far reaching views across Eastbourne to the sea.

Bathroom

Freestanding clawfoot roll top bath with mixer taps and handheld shower attachment. Glazed shower cubicle with wall mounted shower unit, handheld

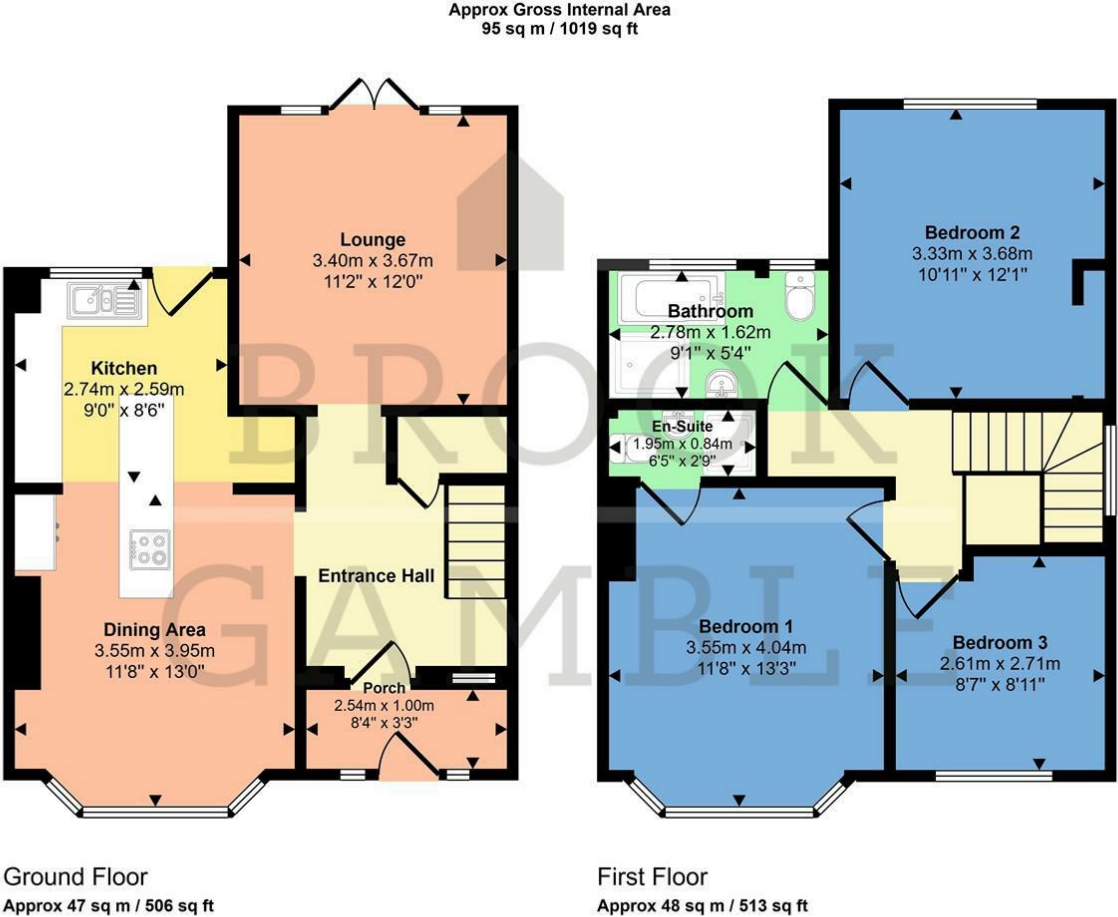
shower attachment and rainfall showerhead. Tiling to walls, heated towel rail, low flush WC, wash basin with vanity unit below, tile floor, extractor fan, two frosted UPVC double glazed windows to rear.

Outside

There are gardens to the front and rear of the property.

The rear garden has a covered patio area adjacent the property and steps leading to the lawned garden which is enclosed by timber fencing. There is a gate for side access. The front garden is laid to lawn.

Floor Plan

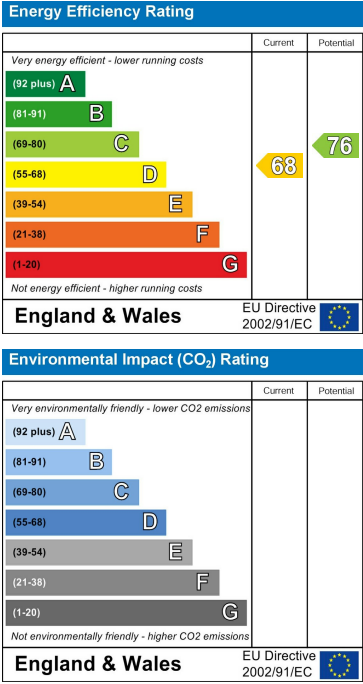


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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