



# BROOK GAMBLE



**5 New Place, Eastbourne, BN21 1JD**

**£289,950**

Brook Gamble offer to the market this well presented 3 bedroom terraced house in the popular Old Town area of Eastbourne. The house boasts an attractive Lounge, Kitchen and Bathroom on the ground floor, with 3 first floor bedrooms. The property benefits from gas central heating and uPVC double glazing, as well as boasting a good sized courtyard garden to the rear. Well located for popular local schools for all age groups, Waitrose, the historic Lamb Inn and Gildredge Park are all close by, whilst nearby bus services offer access in and out of Eastbourne. Viewing is considered essential. Sole Agents.

**Lounge 14'10 x 10'1 (4.52m x 3.07m)**

Glazed front door opening into Lounge. Stripped wooden floorboards, ornate fireplace with tiled hearth and wooden mantle over. Built-in storage cupboard and shelving above. Radiator, picture rail, UPVC double glazed window to front.

**Kitchen 15 max x 8' (4.57m max x 2.44m)**

With single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above and electric oven below. Space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, wall units, part tiling to walls, understairs storage cupboard, radiator, UPVC double glazed door to Rear Garden.

**Bathroom**

Bath with mixer taps and telephone style hand shower attachment, glazed shower screen, pedestal wash basin, low flush WC, radiator, part tiling to walls, frosted UPVC double glazed window to rear.

**First Floor Landing**

Staircase from Kitchen to First Floor Landing; with radiator and hatch to loft space.

**Bedroom 1 11'9 x 8'10 (3.58m x 2.69m)**

Radiator, UPVC double glazed window to rear with views towards the South Downs.

**Bedroom 2 9'1 x 9'5 (2.77m x 2.87m)**

Fireplace with wooden mantle over. Radiator, UPVC double glazed window to front.

**Bedroom 3 5'4 x 6'3 (1.63m x 1.91m)**

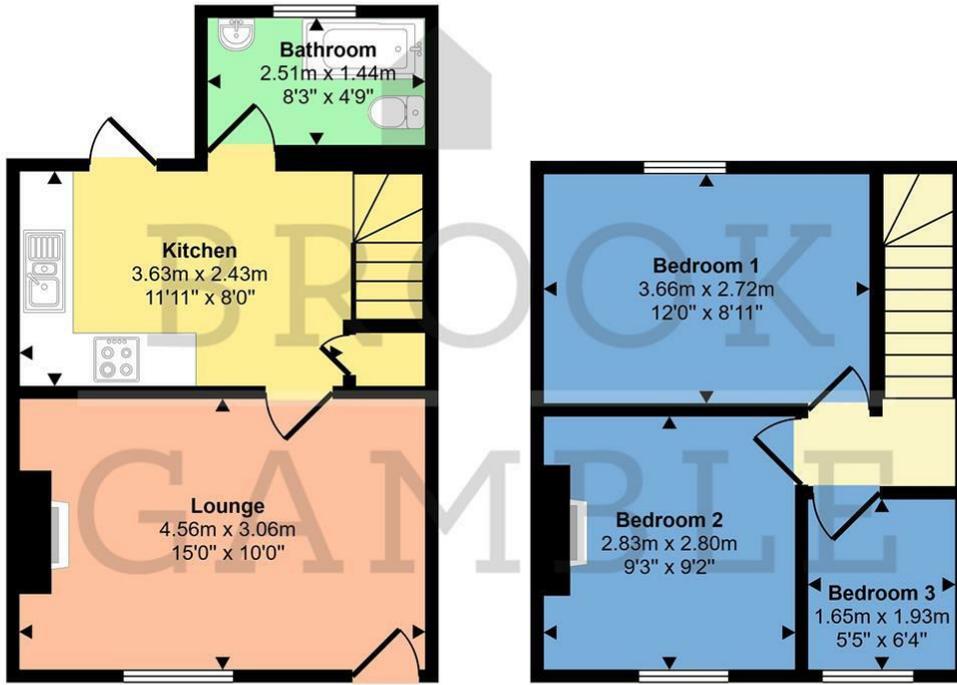
Radiator, UPVC double glazed window to front.

**Outside**

There is an attractive courtyard garden to the rear of the property with patio and shingle areas as well as flowerbeds and borders and a timber storage shed. The garden is enclosed by timber fencing.

# Floor Plan

Approx Gross Internal Area  
56 sq m / 606 sq ft

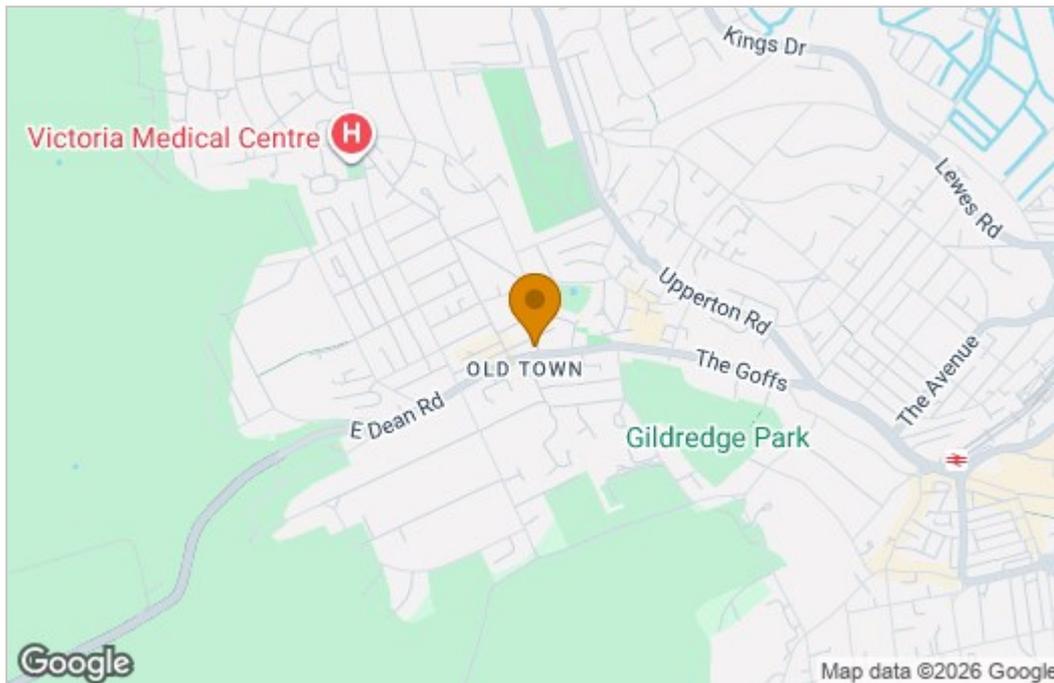


Ground Floor  
Approx 30 sq m / 326 sq ft

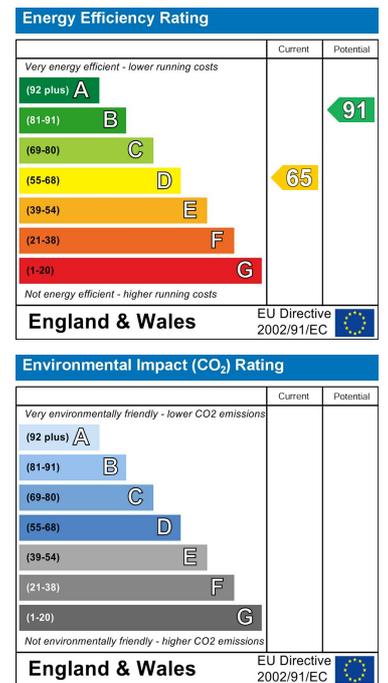
First Floor  
Approx 26 sq m / 281 sq ft

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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