



BROOK GAMBLE



100 Hurst Road, Eastbourne, BN21 2PW

£375,000

Brook Gamble are delighted to offer to the market this extremely well presented 3 bedroom terraced home in the sought after Old Town area of Eastbourne. The house boasts flexible split-level accommodation arranged over 3 floors. The hall floor 3rd Bedroom also serves equally well as a Dining Room or Study with 2 first floor Bedrooms and the lower ground floor Kitchen/Breakfast Room. A particular feature of the house is the wonderful Rear Garden, with its attractive lawn and patio. The house benefits from gas central heating and uPVC double glazing and is well located for popular local schools for all ages, as well as local shops and access in and out of Eastbourne. Viewing is considered essential. Sole Agents.

Entrance Hall

Wall mounted thermostat. Radiator. Ornate archway.

Lounge 15' x12'3 (4.57m x3.73m)

Ornate fireplace with tiled hearth and surround and wooden mantle over. Radiator. Picture rail. UPVC double glazed bay window to front.

Bedroom 3 / Dining Room 11'9 x 10' (3.58m x 3.05m)

Ornate fireplace, picture rail, radiator, uPVC double glazed window to rear.

Lower Ground Floor Half Landing

Stairs from Entrance Hall down to half-landing; with uPVC double glazed window to rear. Door to cloakroom. Stairs down to Lower Ground Floor, with large walk-in store cupboard and door to Kitchen.

Cloakroom

Low flush WC, pedestal wash basin with tiled splashback, heated towel rail, frosted uPVC double glazed window to rear.

Kitchen 12'10" x 11'2" (3.91m x 3.40m)

Single drainer one and a half bowl sink with mixer tap and cupboard below. Further drawers and base units with work surfaces over. Space for gas cooker. Concealed integrated dishwasher. Ornate feature stove, inset into fireplace, with spotlights. Wall units. Under stairs cupboard with space for fridge freezer. Further base units. Vertical radiator. Part wood panelling to walls. Tiled floor. Inset ceiling spotlights. UPVC double glazed window to rear. Stable door Rear Garden. Double doors to Storage Cellar.

Utility Area

Space and plumbing for washing machine with work surfaces over. Tiled floor. Window to side.

Cellar 14'3" x 12'4" (4.34m x 3.76m)

Light and power.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; with linen cupboard housing insulated cylinder, wardrobe cupboard. UPVC double glazed window to rear.

Bedroom 1 11'9" x 10'2" (into recess) (3.58m x 3.10m (into recess))

Feature fireplace with ornate surround. Radiator. UPVC double glazed window to rear with lovely far reaching views.

Bedroom 2 15'11" x 8'1" (4.85m x 2.46m)

Radiator. UPVC double glazed window to front.

Bathroom

Bath with mixer tap and hand held shower

attachment. Pedestal wash basin with tiled splashback. Heated towel rail. Extractor fan. Part tiling to walls.

Outside

The delightful rear garden measures approximately 80' in length and mainly to lawn with a shingle patio and pathway, There are raised flowerbeds and mature trees and a timber storage shed. The garden is enclosed by low level brick wall and timber fencing, with gate for side access.

Floor Plan

Approx Gross Internal Area
114 sq m / 1231 sq ft



Lower Floor
Approx 38 sq m / 413 sq ft

Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 37 sq m / 398 sq ft

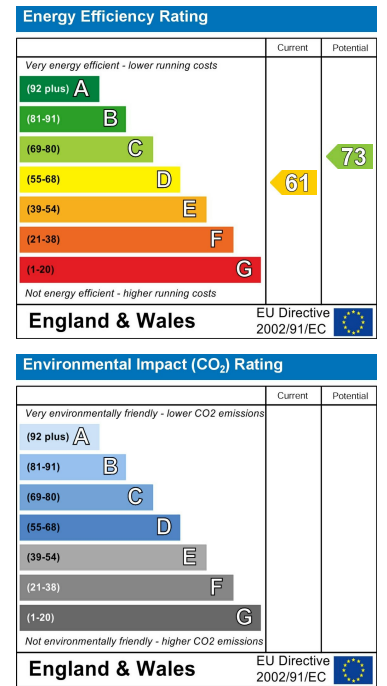
Denotes head height below 1.5m

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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