



# BROOK GAMBLE



**8 Gore Park Road, Eastbourne, BN21 1TQ**

**£450,000**

Brook Gamble are delighted to offer this charming property in Gore Park Road, it presents a splendid opportunity to acquire a delightful five-bedroom Victorian semi detached house. This property boasts an impressive three reception rooms, providing ample space for both relaxation and entertaining. The tasteful decor throughout the home enhances its character, creating a warm and inviting atmosphere that is sure to appeal to families and professionals alike. The modern kitchen is a standout feature, equipped with contemporary fittings that blend functionality with style, making it a perfect space for culinary enthusiasts. The five well-proportioned bedrooms offer versatility, whether for family living, guest accommodation, or a home office. Situated in the favoured Old Town area, this property is conveniently located near local amenities, parks, and the stunning coastline that Eastbourne is renowned for. With its combination of period charm and modern comforts, this Victorian terrace is an ideal choice for those seeking a spacious family home in a vibrant community.

## **Accommodation Comprising**

Double glazed main front door

Entrance vestibule

Original feature flooring tiling.

Door leading into hallway

Hallway

Radiator, stairs rising to first landing, cupboard housing consumer unit, corniced ceiling.

Lounge

With feature fire surround and log burner, picture rail, corniced ceiling, radiator, double glazed bay window to front aspect. Lightning fibre broadband connection.

Dining room

Beautiful feature marble effect fire surround and tiled hearth. Picture rail, corniced ceiling, radiator, double glazed window to rear aspect.

Breakfast room

Storage cupboard with shelving, under stair storage cupboard, double glazed window to side aspect, radiator. Square arch into kitchen.

Kitchen

Fitted in a range of wall and floor cupboards and base units, single sink unit with mixer tap, complementary Work surface, space and plumbing for wash washing machine, space and plumbing for dishwasher, space for upright fridge freezer cupboard concealing wall mounted Worcester green star combination boiler, double glazed window to rear, double glazed window to side, double glazed door to side leading onto rear garden.

First floor landing

Feature stain glassed borrowed light window to ceiling. Stairs rising to 2nd floor landing.

Main bedroom

With feature fire surround, built-in wardrobe cupboard, radiator, double glazed bay window to front aspect, picture rail, coving to ceiling.

Bedroom two

With feature fire surround, built in wardrobe, radiator, wash hand basin vanity unit with tiled splashback, double glazed window to rear aspect overlooking the garden. Corniced ceiling.

Bedroom three

With feature fire surround, built in cupboards either side of chimney breast, wash hand basin and vanity unit with tiled splashback, radiator, double glazed window to side aspect.

Bedroom four

Double glazed window to front aspect.

Second floor landing

Eaves storage cupboard, borrowed Light Window,

Bedroom five

Radiator, built-in cupboard with hanging rail, further storage cupboard, wash hand basin vanity unit with tile splashback, double glazed window to front aspect, feature fire surround.

Rear garden

Comprising walled border, with patio area, raised flower bed borders, with mature plants and shrubs. Gate to side.

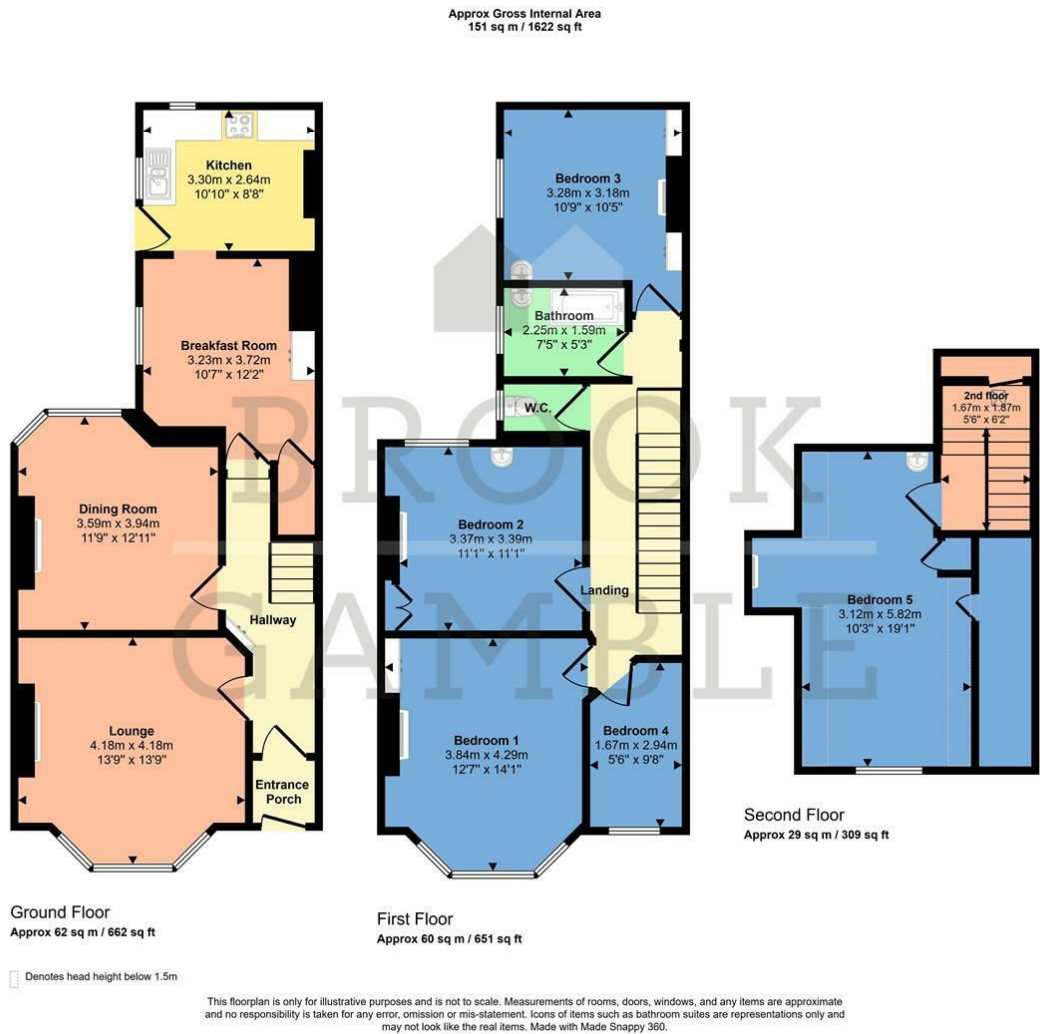
Bathroom

Comprising White suite, bath with mixer taps and shower attachment, wash hand basin, heated towel ladder, tile walls, double glaze window to side aspect

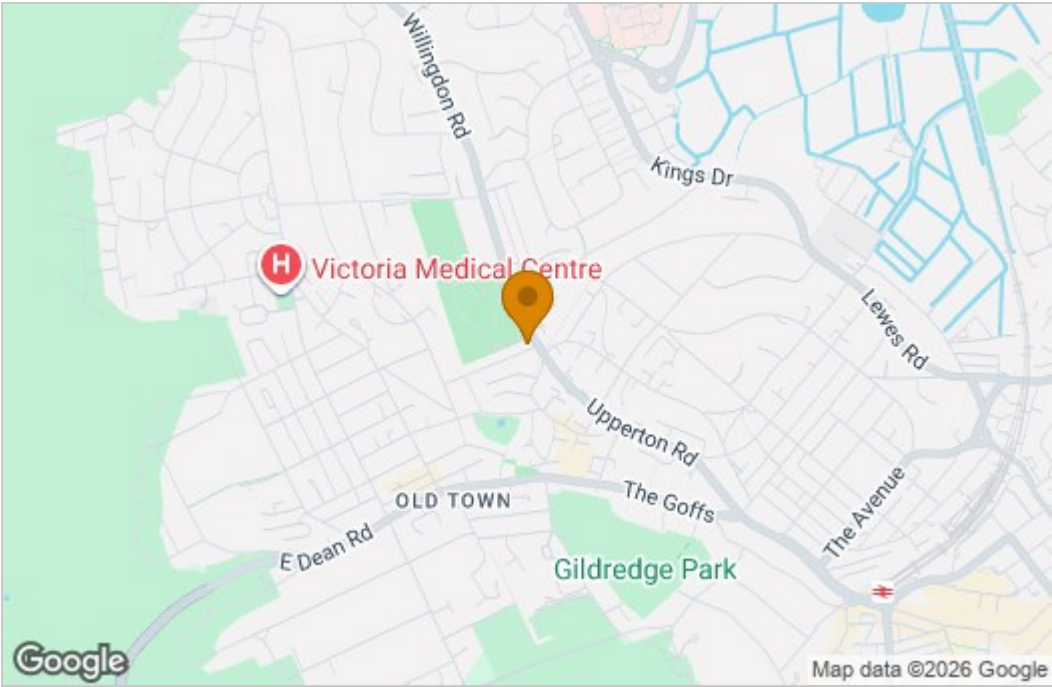
Separate cloakroom

Low-level WC, double glazed window to side aspect.

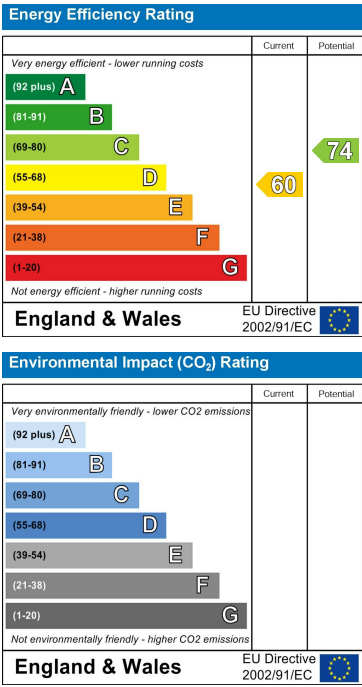
Floor Plan



Area Map



Energy Efficiency Graph



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.