



BROOK GAMBLE



40 Green Street, Eastbourne, BN21 1QX

£374,950

Brook Gamble are delighted to offer to the market this VERY WELL PRESENTED THREE BEDROOM HOUSE IN OLD TOWN. The house is located CLOSE TO LOCAL SHOPS AND SOUGHT AFTER SCHOOLS for all age groups, with NEARBY BUS SERVICES offering easy access to Eastbourne town centre. The house boasts GOOD SIZED ACCOMMODATION including a SEPARATE LOUNGE AND DINING ROOM, kitchen, utility room and CLOAKROOM WITH SHOWER. Enjoying MANY ORIGINAL FEATURES, the house offers an ATTRACTIVE REAR GARDEN with decked patio and lawn. Viewing is considered essential. Sole Agents.

Composite front door to:

Entrance Porch

Dado rail. Glazed door to:

Entrance Hall

Under stairs cupboard. Feature panelled walls. Ornate archway. Wall mounted thermostat. Radiator.

Lounge 14'9" x 13'8" (4.50m x 4.17m)

Wood burner with wooden surround and slate hearth. Picture rail. Radiator. Exposed floorboards. uPVC double glazed window to front.

Dining Room 13'1" x 11'3" (3.99m x 3.43m)

Feature fireplace with tiled hearth and wood mantle. Picture rail. Radiator. Exposed floorboards. uPVC double glazed windows to rear.

Step down, from entrance hall, to:

Kitchen 11'0" x 9'11" (3.35m x 3.02m)

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for range cooker with cooker hood above. Space and plumbing for dishwasher. Wall units. Cupboard housing wall mounted gas boiler. Part tiling to walls. Inset ceiling spotlights. Wood floor. uPVC double glazed window to side. uPVC double glazed door to garden. Bi-fold door to:

Utility 6'2" x 4'3" (1.88m x 1.30m)

Space and plumbing for washing machine. Space for fridge freezer. Further appliance space. Shelving and wall unit. Wood floor. uPVC double glazed window to rear. Door to:

Cloakroom

Low level WC. Wash basin. Wall mounted shower unit. Radiator. Tiled walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window to side.

Stairs, from entrance hall, to:

First Floor Landing

Linen cupboard with slatted shelving and housing insulated cylinder. Dado rail. Two loft hatches.

Bedroom 1 17'3" x 14'11" (5.26m x 4.55m)

Ornate fireplace with wooden mantle. Twin built-in wardrobe cupboards. Radiator. uPVC bay window to front.

Bedroom 2 12'10" x 11'3" (3.91m x 3.43m)

Ornate feature fireplace. Radiator. Built-in wardrobe. uPVC double glazed window to rear.

Bedroom 3 10'5" x 5'7" (3.18m x 1.70m)

(Measurements include depth of recessed wardrobe cupboard). Recessed wardrobe

cupboard. Radiator. uPVC double glazed window to rear.

Bathroom 12'4" x 4'0" (3.76m x 1.22m)

Panelled bath with mixer tap. Wall mounted shower unit. Glazed shower screen. Low level WC. Pedestal wash basin. Part wood panelled walls. Part tiling to walls. Frosted uPVC double glazed window to side.

Outside

The property enjoys the benefit of an attractive rear garden, laid to lawn with decked areas and flower beds. The garden is enclosed by timber fencing and brick wall with gate for rear access.

Other Information

Council Tax Band C

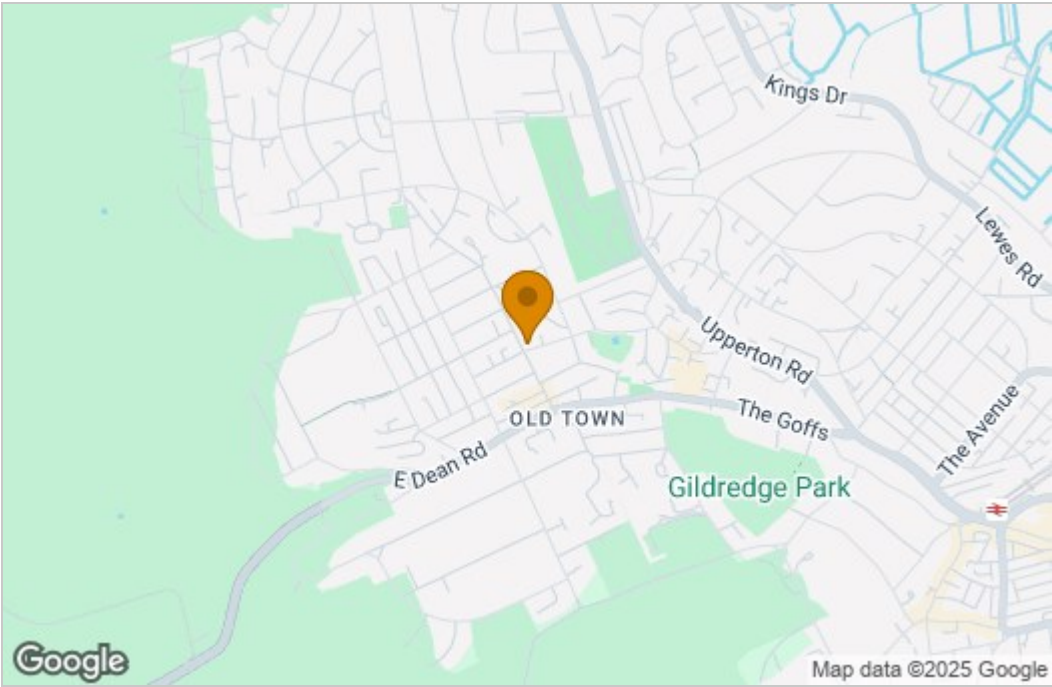
Total floor area 120 square metres

Floor Plan

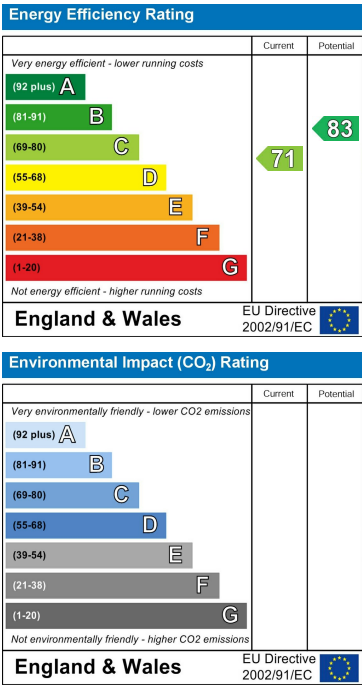


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.