BROOK GAMBLE









10 Royal Sussex Crescent, Eastbourne, BN20 8PB

£369,950

Brook Gamble are delighted to offer to the market this extremely well presented 3 bedroom, 2 reception room end of terrace house in the much sought after Old Town area of Eastbourne. Being one of the finest examples of a property of this kind that we have seen recently, the property has been the subject of much improvement by the current owners and is presented to a high standard throughout. The house boasts good sized accommodation, with the ground floor comprising the Lounge, Dining Room, refitted Kitchen, and Cloakroom, whilst the first floor has the 3 Bedrooms and refitted Shower Room. Benefitting from uPVC double glazing and gas central heating, the house also enjoys a large attractive rear garden and a front garden which has a driveway for off street parking. Well located for access to The South Downs as well as popular local schools and shops, viewing is considered essential. Sole Agents.

Entrance Hall
Front door opening into Entrance Hall; with wood effect flooring, dado rail, radiator.

Cloakroom
Low flush WC, wash basin, frosted UPVC double window to side.

Dining Room 12'11" x 10'0" (3.94 x 3.05)
Frosted glazed door to Dining Room; with wood effect flooring, vertical radiator, dado rail, uPVC double glazed window to front, archway to Lounge.

Lounge 13'9" x 12'0" (4.19 x 3.66)
Feature panelled chimney breast, built in storage cupboard with shelving above. Picture rail, vertical radiator, wood effect flooring, uPVC double glazed sliding patio door to Rear Garden.

Kitchen 14'1" x 10'9" (4.29 x 3.28)
Sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric oven below. Integrated dishwasher, carousel unit, space for fridge freezer, integrated washing machine, glass fronted display cupboard and cupboard lighting, inset ceiling spotlights, feature panelled walls, cupboard housing wall mounted gas boiler, uPVC double glazed door to side, frosted uPVC double glazed window to side and UPVC double glazed window overlooking rear garden.

First Floor Landing
Turning staircase from Entrance Hall to First Floor Landing. UPVC double glazed window to side.

Bedroom 1 13'10" x 12'11" (max) (4.22 x 3.94 (max))
Wood flooring, feature fireplace with hearth and wooden surround, built-in wardrobe cupboard, picture uPVC double glazed window to front.

Bedroom 2 12'11" x 10'1" (3.94 x 3.07)
Radiator, built-in wardrobe cupboard, picture rail, uPVC double glazed window to rear.

Bedroom 3 10'0" x 8'1" (3.05 x 2.46)
2 x uPVC double glazed windows to side. Picture rail, built-in wardrobe cupboards.

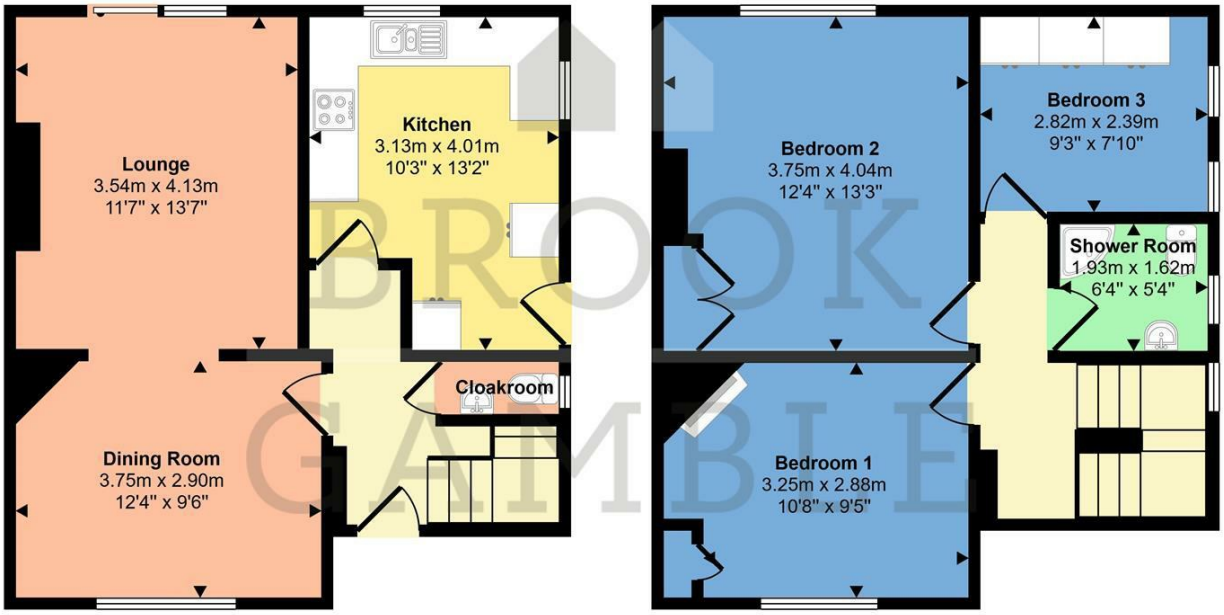
Shower Room
Tiled cubicle with shower unit having handheld shower attachment and rainfall showerhead. Glazed shower screen, low flush WC, wash basin inset into vanity unit with cupboards below. Frosted uPVC double glazed window to side. .Heated towel rail, inset ceiling spotlight.

Outside
The Rear Garden is laid to lawn with patio area and timber shed and contains a variety of trees, plants and shrubs. The garden is enclosed by timber fencing with a gate for side access.

The front of the property is arranged as off street parking with flowers, plants and shrubs to borders.

Floor Plan

Approx Gross Internal Area
90 sq m / 973 sq ft

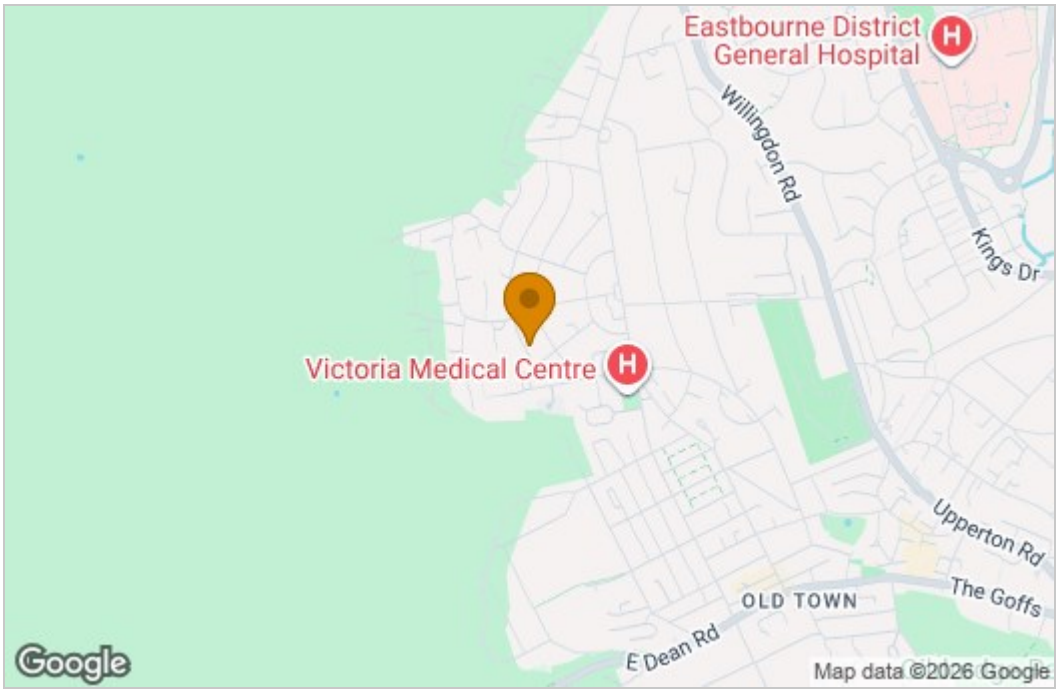


Ground Floor
Approx 45 sq m / 489 sq ft

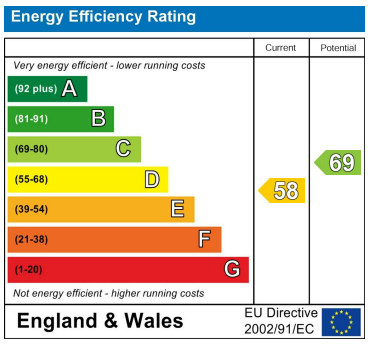
First Floor
Approx 45 sq m / 484 sq ft

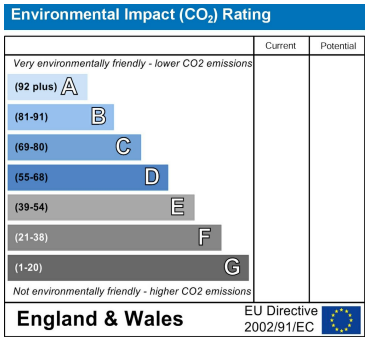
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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.

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