



BROOK GAMBLE



75 Bourne Street
, Eastbourne, BN21 3SB

Brook Gamble offer to the market this well presented 3 bedroom mid-terraced house in Eastbourne Town Centre. The property enjoys a through Lounge / Dining Room and a modern fitted Kitchen. The first floor comprises 3 Bedrooms, a Shower Room and Separate WC. There is an attractive Courtyard garden to the rear of the house. Being located within easy reach of Eastbourne Town Centre, Railway Station and Seafront, the property is thought to suit a wide range of buyers. The house is being offered to the market chain free. Sole Agents.

£269,950

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- Well Presented
- Gas Central Heating
- Close Railway Station
- Through Lounge / Dining Room
- UPVC Double Glazing
- Chain Free
- Large Master Bedroom
- Close Town Centre
- Sole Agents

Entrance Hall

Lounge

13'7 x 11'2 (4.14m x 3.40m)

Dining Room

11'10 x 10'2 (3.61m x 3.10m)

Kitchen

12'4 x 8'10 (3.76m x 2.69m)

First Floor Landing

Bedroom 1

14'8 x 13'4 (4.47m x 4.06m)

Bedroom 2

10'3 x 9'1 (3.12m x 2.77m)

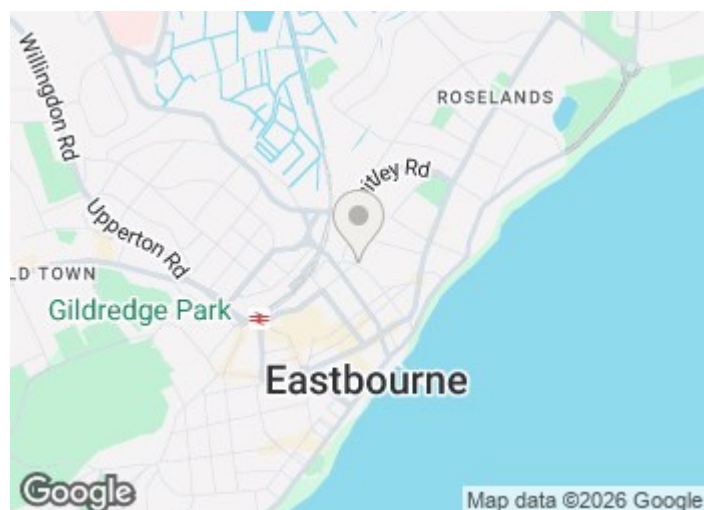
Bedroom 3

8'10 x 5'8 (2.69m x 1.73m)

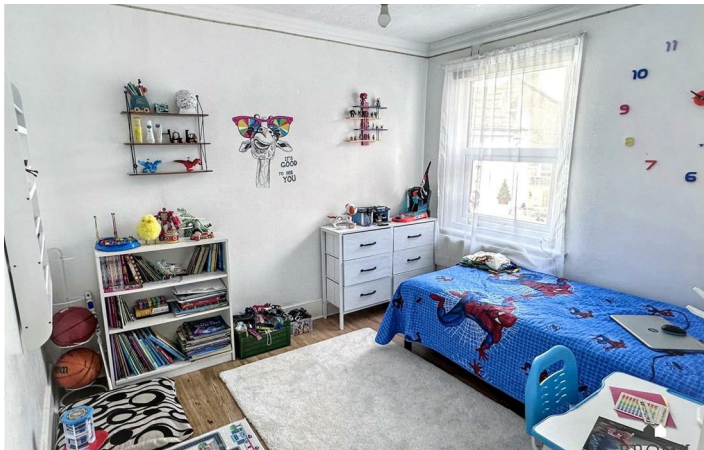
Shower Room

Separate WC

Outside



Directions



Floor Plan

Approx Gross Internal Area
82 sq m / 887 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	83		

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91) - Very environmentally friendly - lower CO₂ emissions
 B (69-80)
 C (55-68)
 D (39-54)
 E (21-38)
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England & Wales EU Directive 2002/91/EC