BROOK GAMBLE

40 Lower Road, Eastbourne, BN21 1QE

£279,950

Brook Gamble off to the market this period 2 bedroom terraced house in the popular Motcombe area of Old Town. Situated in a pleasant "no through road" the house boasts a through Lounge / Dining Room and Kitchen to the ground floor, with the 2 bedrooms and bathroom on the first floor. Being well located close to local shops, schools and cafes, Gildredge Park, and Waitrose are also just a short distance away. Viewing is considered essential. Sole Agents.

Entrance Hall
Radiator. Exposed floorboards. Internal door.

Dining Room 10'10" x 9'4" (3.30m x 2.84m)
Full height storage cupboard to alcove flanking chimney breast. Radiator. Exposed floorboards. uPVC replacement double glazed window to rear. Archway to:

Lounge 10'10" x 10'2" (3.30m x 3.10m)
Feature tiled fireplace with marble effect hearth and inset gas fire. Two radiators. uPVC double glazed window to rear.

Kitchen 8'5" x 7'7" (2.57m x 2.31m)
Single bowl, single drainer sink unit inset into work surface. Drawer and base units with matching range of wall mounted cupboards. Spaces for cooker, fridge freezer and washing machine. uPVC double glazed window to side. Door to rear garden.

First Floor Landing
Stairs rising from Entrance Hall to First Floor Landing. Access to loft space.

Bedroom 1 13'5" x 11'1" (4.09m x 3.38m)
Built-in wardrobe to alcove. Radiator. Two uPVC double glazed windows to front with roofscape views to South Downs.

Bedroom 2 10'11" x 6'11" (3.33m x 2.11m)
Built-in wardrobe cupboard. Radiator. uPVC double glazed window to rear.

Bathroom
Suite comprising bath, low level WC and pedestal wash basin. Built-in storage cupboards. Access to second loft space. uPVC frosted double glazed window to rear.

Outside
The property benefits from a rear courtyard garden with outside storage cupboard housing the wall mounted gas boiler. The garden is enclosed by low level brick wall with raised border, timber fencing and gate for rear access.

Floor Plan

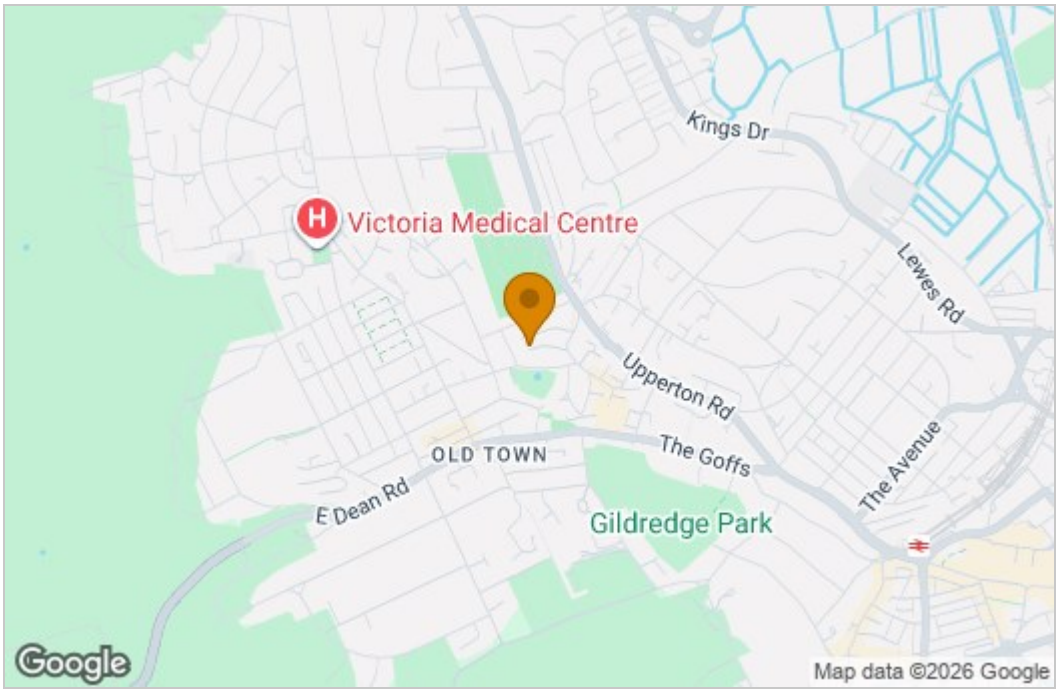
Approx Gross Internal Area
68 sq m / 736 sq ft

Ground Floor
Approx 34 sq m / 364 sq ft

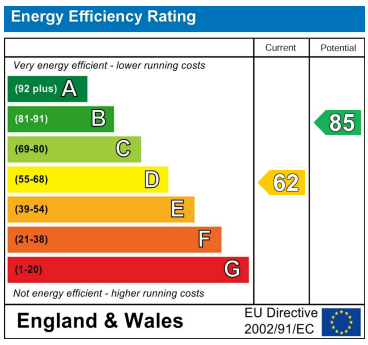
First Floor
Approx 35 sq m / 372 sq ft

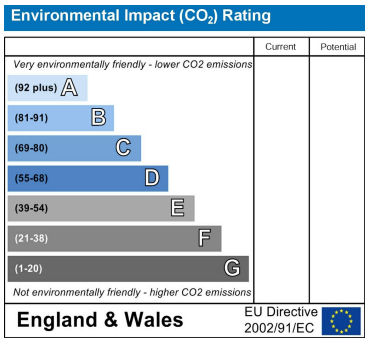
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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