



BROOK GAMBLE



57 Gore Park Road, Eastbourne, BN21 1TG

Offers In Excess Of £449,950

Located in the highly desirable Motcombe area of Eastbourne, this substantial four-bedroom house on Gore Park Road presents an excellent opportunity for those looking to create their dream home in a fantastic location. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining guests. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The single bathroom, while functional, offers the potential for modernisation to suit your personal taste. The property is spacious throughout, with large rooms and versatile accommodation. One of the key advantages of this property is that it is vacant and chain-free, making it an ideal choice for a swift move for buyers. Additionally, there is the added benefit of off road parking available for one vehicle, a valuable feature in this sought-after area. While the house is in need of some modernisation, it presents a blank canvas for buyers to infuse their own style and preferences.

Accommodation Comprising

Double glassed panelled doors opening to the

Entrance Porch

With part glazed stained glass leaded light doors into.

Entrance Hall

Picture rail, radiator, built-in cupboard housing electric meter, corniced ceiling.

Lounge 4.88m x 3.61m (16' x 11'10") (11'10" into chimney breast recess with windows to side)

Radiator, coved ceiling, open feature fireplace surround.

Dining Room - 4.27m x 3.96m (14' x 13')

Corniced ceiling picture rail, wall light points, radiator, window to side.

Kitchen/Breakfast Room 4.60m x 3.96m (15'1" x 13')

Fitted in a range of matching Oak fronted eye and base level units with complimentary rolled edge moulded worksurface, with inset one and a half bowl single drainer and stainless-steel sink unit with mixer tap, space for cooker with extractor above, floor mounted Potterton Kingfisher 2 gas central heating boiler.

Utility Room - 3.30m x 2.34m (10'10" x 7'8")

Fitted with a further range of matching eye and base level units with single drainer sink unit with cupboards below, plumbing and space for washing machine, part tiled walls, Quarry tiled flooring, radiator, part glazed door providing access to rear garden area and parking.

Stairs from hall rising to the first Floor Landing.

Bedroom 1 4.72m into bay x 3.61m (15'6" into bay x 11'10") (11'10" into chimney breast recess).

Double glazed windows to side, built-in wardrobes, vanity unit wash basin with tiled splashback, corniced ceiling, radiator.

Bedroom 2 4.27m into bay x 3.96m (14' into bay x 13') Double glazed windows to front and side, radiator.

Bedroom 3 4.01m x 3.30m + door recess (13'2" x 10'10" + door r)

Built-in wardrobe cupboards, vanity unit wash hand basin with tiled splashback, radiator, built-in shelved airing cupboard with hot water cylinder.

Bedroom 4 3.00m x 2.67m (9'10" x 8'9")

Double glazed windows to front, radiator, store cupboard with wash hand basin and splashback.

Bathroom 3.23m x 1.40m (10'7" x 4'7")

Comprising a White suite with panelled bath and fittings, double glazed window to side, part tiled walls, pedestal wash hand basin, extractor fan unit.

Separate W.C

Low level W.C part tiled walls.

Outside - The property occupies a rather enviable corner plot position with walled gardens to side and front and accompanying lawns with gated private driveway, lawned area, potting shed and large shed (both of which could be removed to incorporate a larger family orientated garden).

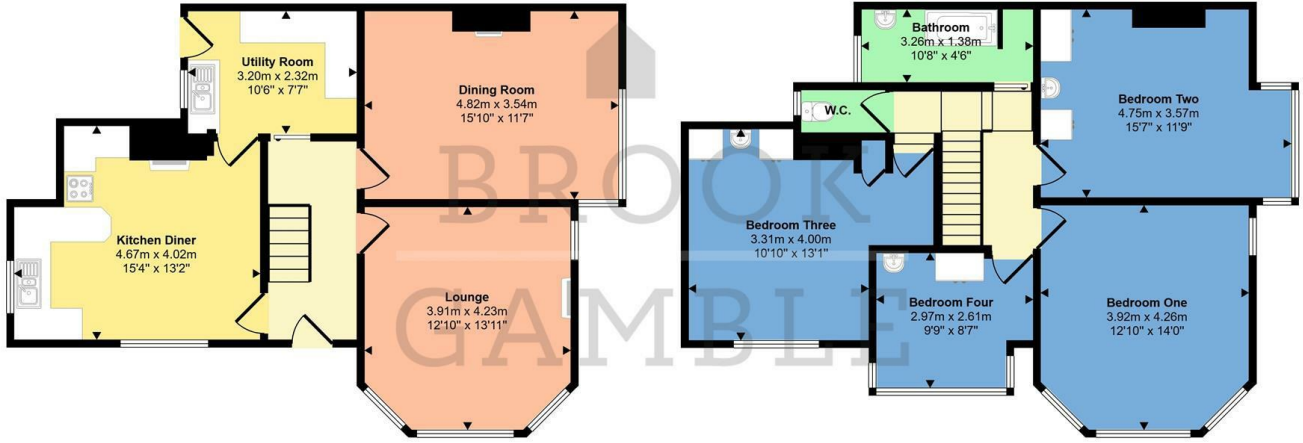
Private Parking - Private gated off road parking. Large timber pergola with mature climbing shrubs adjacent to the driveway. An outside W.C, access from the utility room to the rear garden with a low-level W.C.

Council Tax Band

Council Tax Band 'C' Eastbourne Borough Council.

Floor Plan

Approx Gross Internal Area
135 sq m / 1458 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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