BROOK GAMBLE









144 Ashford Road, Eastbourne, BN21 3TT

£244,000

Brook Gamble offer to the market this extended 2 bedroom mid-terraced house in Eastbourne Town Centre. The property boasts an 18'4 Kitchen / Breakfast Room and also boasts a 13'11 x 6'9 Sun Balcony which overlooks the rear garden. Further benefits include gas central heating and uPVC double glazing. Located close to Eastbourne's Beacon Shopping Centre and the mainline railway station, the house is offered to the market chain free, with viewing considered essential. Sole Agents.

Entrance Hall
Front door to Entrance Hall. Door to Lounge.

Lounge 12'1 x 11'1 (3.68m x 3.38m)
UPVC double window two front fireplace with electric heater flame effect heater wooden mental wood panelling to walls storage cupboard door to kitchen breakfast room

Kitchen / Breakfast Room 18'4 x 10'1 (5.59m x 3.07m)
Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring electric hob with cooker hood above and electric oven below. Space and plumbing for washing machine, space for fridge freezer, part tiling to walls, wall units, radiator, double glazed window to rear, door to rear garden, further storage cupboard, door to walk-in store cupboard.

Walk-In Storage Cupboard 14'5 x 4'4 max (4.39m x 1.32m max)
Radiator, wall mounted gas boiler, UPVC double glazed window to rear.

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

Bedroom 1 12'3 x 11'2 (3.73m x 3.40m)
Measurements exclude the depth of the mirror fronted built-in wardrobe cupboards. Radiator, UPVC double glazed window to front.

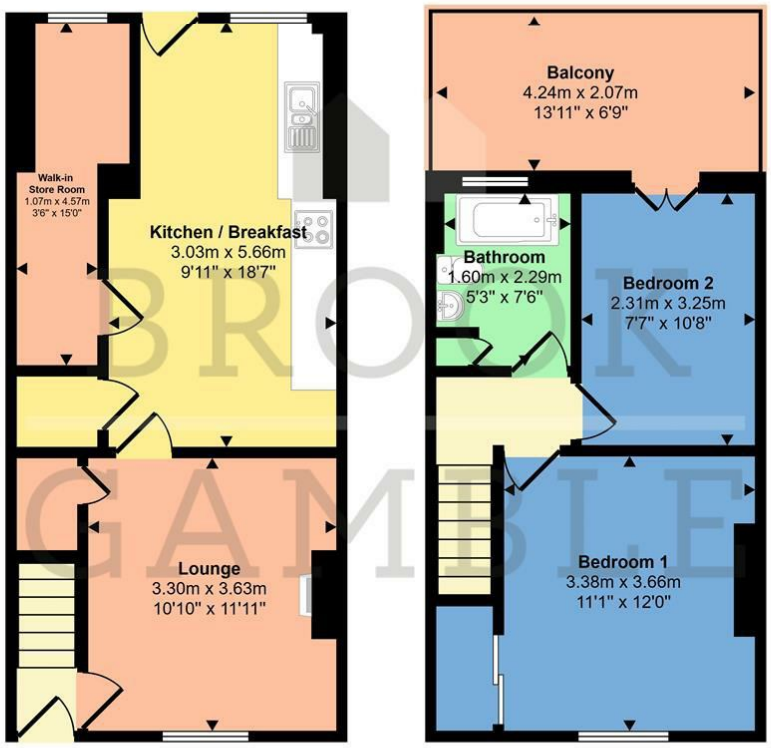
Bedroom 2 10'8 x 7'7 (3.25m x 2.31m)
Radiator, uPVC double glazed double doors to Sun Balcony (13'11 x 6'9) overlooking the rear garden.

Bathroom
Bath, pedestal wash basin, low flush WC, tiled walls, radiator, inset ceiling spotlights, uPVC frosted double glazed window to rear.

Outside
Outside - there is a good sized garden to the rear of the property enclosed by brick wall and timber fencing.

Floor Plan

Approx Gross Internal Area
70 sq m / 757 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft

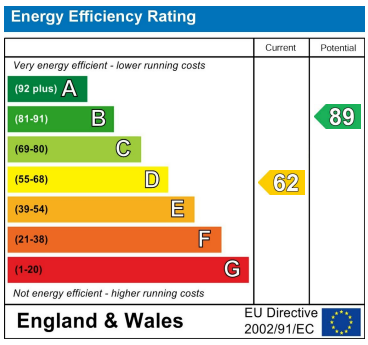
First Floor
Approx 30 sq m / 323 sq ft

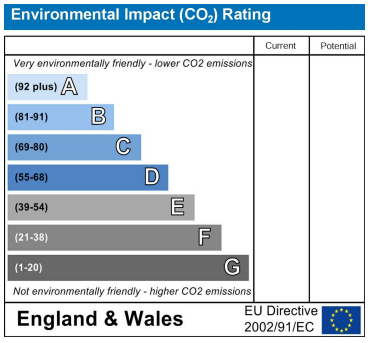
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

4 Albert Parade, Eastbourne, East Sussex, BN21 1SD
Tel: 01323 438506 Email: info@brookgamble.co.uk https://www.brookgamble.co.uk