



BROOK GAMBLE



47 Faygate Road, Eastbourne, BN22 9RR

£325,000

Brook Gamble are delighted to offer to the market this well presented 3 bedroom end of terrace house in the popular Hampden Park area of Eastbourne. With accommodation arranged over 3 floors, property has been the subject extensive improvements by the present owners, including the building of a loft extension which now gives a Master Bedroom Suite with an En-Suite Shower Room and a Walk-In Wardrobe/Dressing Room. There are two further good sized Bedrooms and the Family Bathroom on the first floor, whilst the ground floor comprises the Lounge and Refitted Kitchen/Breakfast Room. There is a good sized Rear Garden with brick built storage sheds and personal access to the Garage, whilst the front garden is arranged as a driveway for several vehicles. Well located for access to Hampden Park Railway Station as well as popular schools for all ages, the house is being sold chain free and viewing is highly recommended. Sole Agents.

Entrance Hall

Composite frosted glazed front door opening to Entrance Hall; with LVT wood effect flooring, frosted UPVC double glazed window to side, radiator, door to Lounge.

Lounge 15'3 max x 11'3 (4.65m max x 3.43m)

Wood burning stove with tiled hearth, built-in recessed storage shelving with cupboard below, inset ceiling spotlights. LVT wood effect floor, UPVC double glazed window to front. Doorway to Kitchen.

Kitchen / Breakfast Room 18'8 x 9'2 (5.69m x 2.79m)

Single drainer sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring Lamona ceramic hob with ceramic splashback and cooker hood above. Built in eye-level Lamona double oven. Integrated fridge-freezer, integrated dishwasher, built-in microwave, wall units, LVT wood effect flooring, radiator, breakfast bar, inset ceiling spotlights, under stairs store cupboard, cupboard housing wall mounted Worcester gas boiler. UPVC double glazed window to side, two UPVC double glazed windows to rear and composite frosted double glazed door to Rear Garden.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing; UPVC double glazed window to side, inset ceiling spotlights.

Bedroom 2 15'6 max red to 11'11 x 11'3 (4.72m max red to 3.63m x 3.43m)

Built-in storage shelving with clothes rail. Radiator inset ceiling spotlights, built-in wardrobe cupboard with clothes rail and shelving. Two UPVC double glazed windows to front.

Bedroom 3 12' x 9'2 (3.66m x 2.79m)

Radiator, inset ceiling spotlights, built-in storage shelving with clothes rail. Radiator, UPVC double glazed window to rear.

Family Bathroom

Bath with mixer taps, wall mounted shower unit, glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, mirror front vanity cupboard tiled walls, top floor inset ceiling spotlights, extractor fan frosted UPVC double glaze window to rear.

Second Floor landing

Turning staircase from First Floor Landing to Second Floor Landing; with fitted mirror, storage space, inset ceiling spotlight, Velux style window to front.

Bedroom 1 11'2 excluding door recess x 10' (3.40m excluding door recess x 3.05m)

Radiator, inset ceiling spotlights, UPVC double glazed window to rear. Fitted bluetooth speakers. Opening to walk-in wardrobe / dressing area. Door to En-Suite Shower Room.

Walk-In Wardrobe / Dressing Area 11'8 x 5'6 (3.56m x 1.68m)

Fitted dressing table with mirror, built in shelving, inset ceiling spotlights, door to eaves storage recess, twin roof Velux style roof lights to front.

En-Suite Shower Room

Shower cubicle with wall mounted shower unit, rainfall showerhead, glazed screen, wash basin, heated towel rail, low flush WC, storage cupboard, extractor fan, fitted recessed bluetooth speaker, frosted UPVC double glazed window to rear

Outside

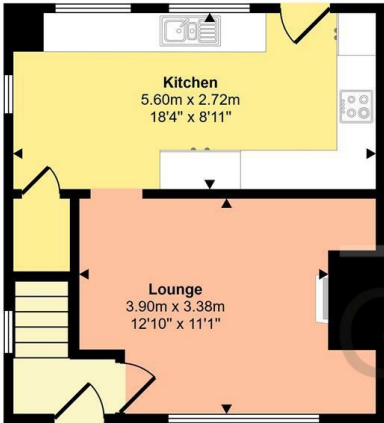
The front garden is laid mainly to lawn with flower borders and a block paved driveway giving off street parking for two or three vehicles.

The Rear Garden measures approximately 60 foot in length. Brick built utility cupboard with space and plumbing for washing machine, further covered brick built storage, patio area leading to lawn with raised flower beds and borders. The garden is enclosed by timber fencing with a gate for side access.

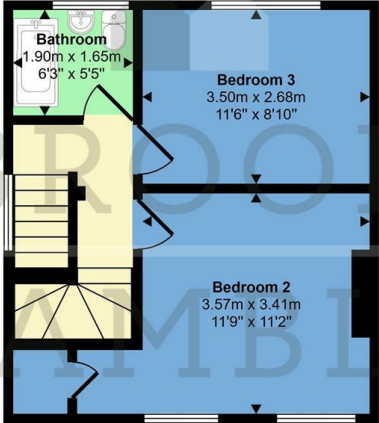
There is a detached garage located to the rear of the property, with an up and over door and a personal door to the Rear Garden.

Floor Plan

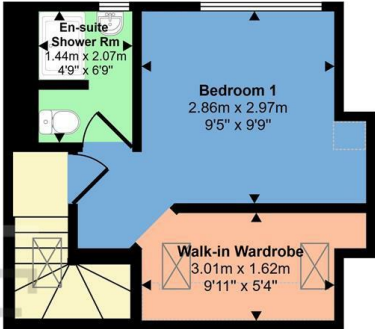
Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 35 sq m / 374 sq ft

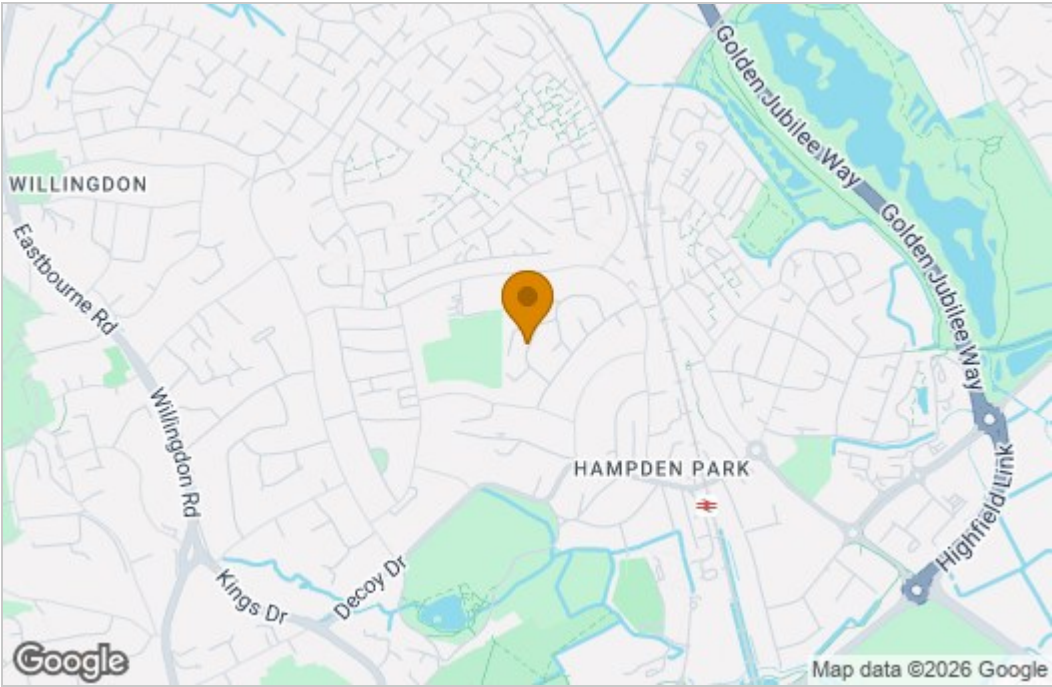


Second Floor
Approx 25 sq m / 264 sq ft

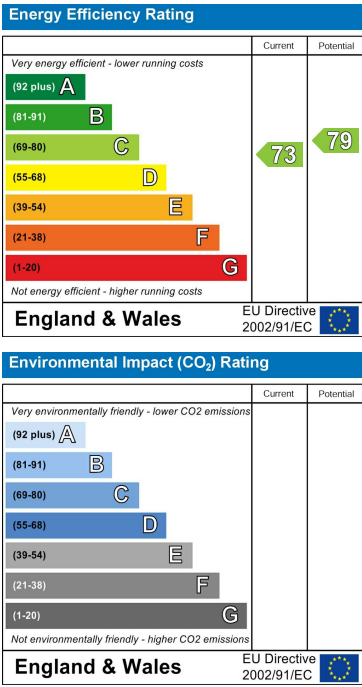
Denotes head height below 1.5m

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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