



# BROOK GAMBLE



**2 Ashampstead Place Upperton Road, Eastbourne, BN21 1LZ**

**£445,000**

Brook Gamble offer to the market this well presented 3 bedroom mid-terraced house located close to Eastbourne Town Centre. The house offers good sized accommodation with the ground floor comprising an interconnecting Lounge and Dining Room, Conservatory, Kitchen and Cloakroom. The first floor comprises the Family Bathroom, and the 3 Bedrooms, with the Master boasting an En-Suite Shower Room. There is an attractive Southerly aspect garden to the rear of the property whilst the property also benefits from a Garage and Private Parking Facilities. Being just a short walk from Eastbourne Town Centre and mainline Railway Station, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Composite front door opening into Entrance Hall; with radiator, understairs storage cupboards, digital wall mounted thermostat.

### **Cloakroom**

Low flush WC, part tiling to walls, radiator, wash basin, extractor fan.

### **Lounge 16'1 x 12'6 (4.90m x 3.81m)**

Feature fireplace with marble style hearth and surround with electric fire. Radiator, UPVC double glazed window with shutter blind blinds to front aspect. Archway with folding shutter blinds leading to Dining Room.

### **Dining Room 11'10 x 10'5 (3.61m x 3.18m)**

Radiator, UPVC double glazed door and side screens with fitted shutter blinds, opening into Conservatory. Serving hatch to Kitchen.

### **Kitchen 13'5 x 8'11 (4.09m x 2.72m)**

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with cooker hood above. Built-in electric double oven, space for fridge-freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall units, wall mounted gas boiler, part tiling to walls, tiled floor, double radiator, UPVC double glazed door and window to Conservatory.

### **Conservatory 16'6 x 5'4 (5.03m x 1.63m)**

UPVC double glazed windows to 3 sides and doors to Rear Garden.

### **First Floor Landing**

Stairs leading from Entrance Hall to First Floor Landing; with hatch to lost space (not inspected) with loft ladder, light and partial boarding. Storage cupboard with shelving.

### **Bedroom 1 13'1 x 11'8 (3.99m x 3.56m)**

Radiator, UPVC double glazed window to rear aspect. Door to En-Suite Shower Room.

### **En-Suite Shower Room**

Tiled shower cubicle, glazed shower screens, wall mounted shower unit, wash basin inset into vanity unit with drawers and cupboards below. Low flush WC, part tiling to walls, fitted vanity unit with mirror, lighting and shaver point. Radiator, frosted UPVC double glazed window to rear.

### **Bedroom 2 14'6 x 10'2 (4.42m x 3.10m)**

Measurements exclude the depth of built in wardrobe cupboards. Radiator, UPVC double glazed window to front.

### **Bedroom 3 5'11 x 10'6 (1.80m x 3.20m)**

Measurements are excluding wardrobe recess.

UPVC double glazed window to front. Built-in wardrobe cupboard.

### **Bathroom**

Suite comprising fitted bath with mixed taps, handheld shower attachment, wash basin with tiled splashback, low flush WC, part tiling to walls, radiator, extractor fan.

### **Outside**

The rear garden is arranged with an artificial lawn and has mature trees and shrubs and is enclosed by timber fencing, with a gate for rear access.

The front garden is arranged as paved patio whilst there are also raised communal flowerbeds to the front.

The garage is located in the nearby block along with a neighbouring parking space.

### **Solar Panels**

The property benefits from Solar panels on the rear roof. These are owned by the property, and generate the use of free electricity when it is sunny. And also an income of £830 per annum approximately.

# Floor Plan

Approx Gross Internal Area  
115 sq m / 1240 sq ft

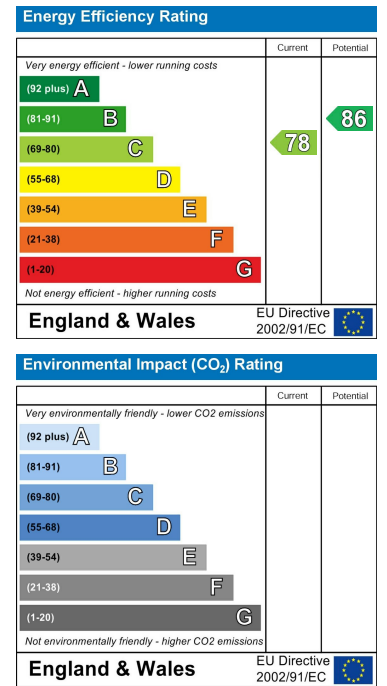


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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