



BROOK GAMBLE



18 Northiam Road, Eastbourne, BN20 8LL

Offers In Excess Of £450,000

Having been the subject of much extension and improvement by the current owners, this semi-detached home offers substantial accommodation arranged over 3 floors. The ground floor accommodation comprises a wonderful open-plan extended Kitchen / Dining Room with bi-fold doors leading onto the rear garden. There is a separate living room to the front and a cloakroom. 3 bedrooms and a bathroom are located on the first floor with the top floor bedroom boasting an en-suite shower room. Located in the much sought after Old Town area of Eastbourne, the house is well located for popular local schools for all ages, as well as nearby shops, access to The South Downs and bus services running in and out of Eastbourne. Viewing is considered essential to fully appreciate this family home. Sole Agents.

Entrance Porch

UPVC double glazed front door opening into Entrance Porch.

Entrance Hall

Glazed inner door and sidescreen, to Entrance Hall. Wood effect flooring, radiator, picture rail, understairs storage cupboard, uPVC double glazed window to side.

Lounge 13'8 x 12'9 (4.17m x 3.89m)

Measurements are into the bay. Picture rail, radiator, UPVC double glazed bay window to front.

Kitchen / Dining Room 19'8 max x 16'8 max (5.99m max x 5.08m max)

Kitchen area has a single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over. Kitchen island with four ring gas hob incorporating extractor fan, with drawers below. Integrated dishwasher, integrated fridge freezer, integrated eye-level electric double oven, storage cupboards, wall units, inset ceiling spotlights, wood effect flooring, two vertical radiators, bi-fold doors to Rear Garden. Understairs storage cupboard, uPVC door to Utility Porch.

Utility Porch

UPVC double glazed doors front and rear, fan unit, plumbing for washing machine.

Cloakroom

Low flush WC, frosted uPVC double glazed window to side.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; UPVC double glazed window to side.

Bedroom 1 12'3 x 10'10 (3.73m x 3.30m)

Measurements exclude the depth of the twin built-in wardrobe cupboards. Radiator, picture rail, uPVC double glazed window to side offering views towards The South Downs.

Bedroom 2 12'2 x 12'1 (3.71m x 3.68m)

Radiator, picture rail, uPVC double glazed window to front.

Bedroom 3 10' x 8'3 (3.05m x 2.51m)

Radiator, picture rail, uPVC double glazed window to front.

Bathroom

Panelled bath with mixer taps and handheld shower attachment. Shower cubicle with tiled walls, wall mounted shower unit, handheld shower attachment and rainfall showerhead. Glazed shower screen, low flush WC, wash basin with mixer taps set into vanity unit with cupboards below, cupboard housing wall mounted gas boiler, inset ceiling spotlights,

extractor fan, heated towel rail, frosted uPVC double glazed window to rear.

Second Floor Landing

Turning staircase from First Floor Landing to Second Floor Landing frosted uPVC double glazed window to side. Inset ceiling spotlight.

Bedroom 4 13' max into recess x 14'5 into window recess (3.96m max into recess x 4.39m into window recess)

Measurements exclude the depth of the built-in wardrobe cupboard. Radiator, inset spotlight, uPVC double glazed window to rear with far reaching views to The South Downs.

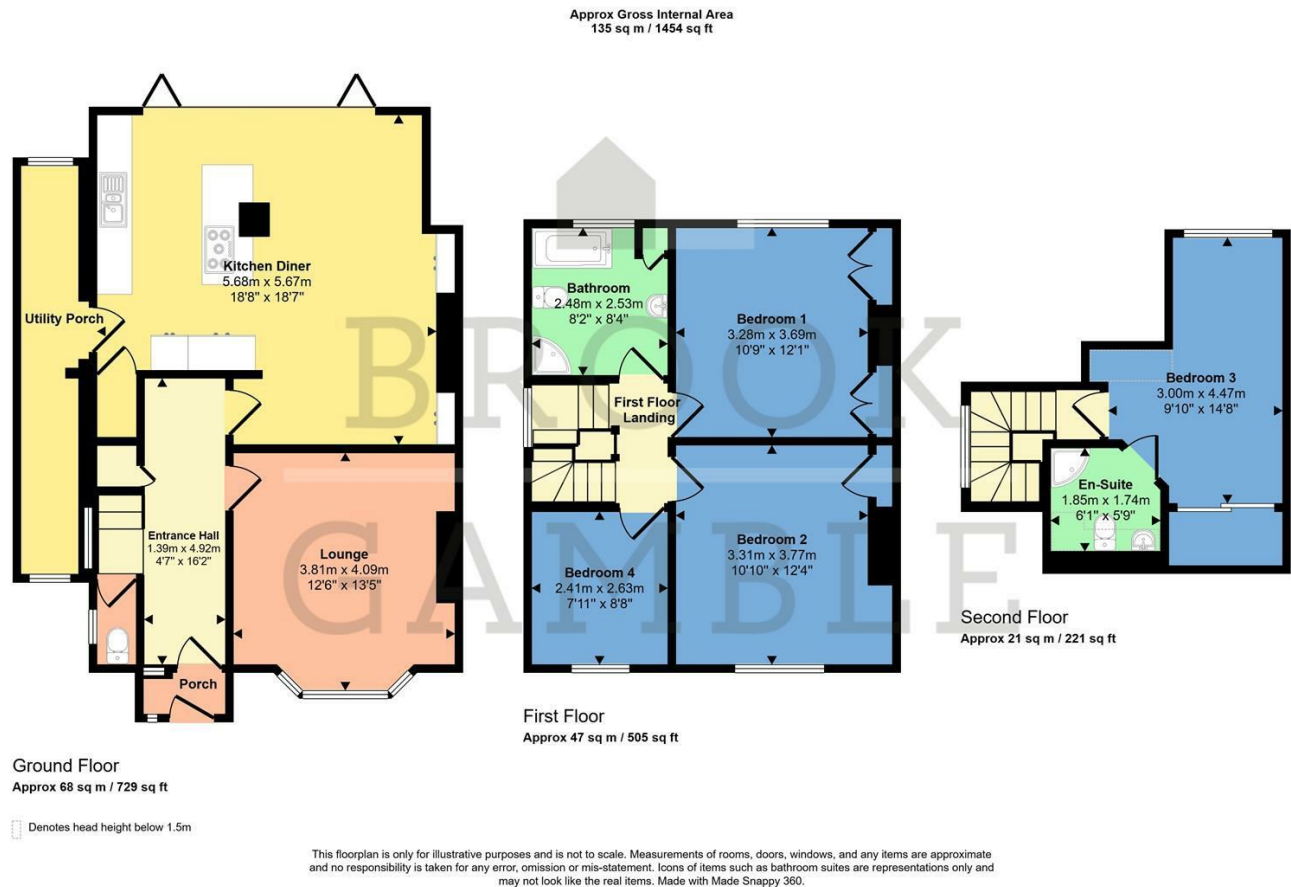
En-Suite Shower Room

Shower cubicle with wall mounted shower unit. Inset spotlights, extractor fan, glazed shower screen, low flush WC, wash basin with mixer taps inset into vanity unit with cupboard below. Heated towel rail.

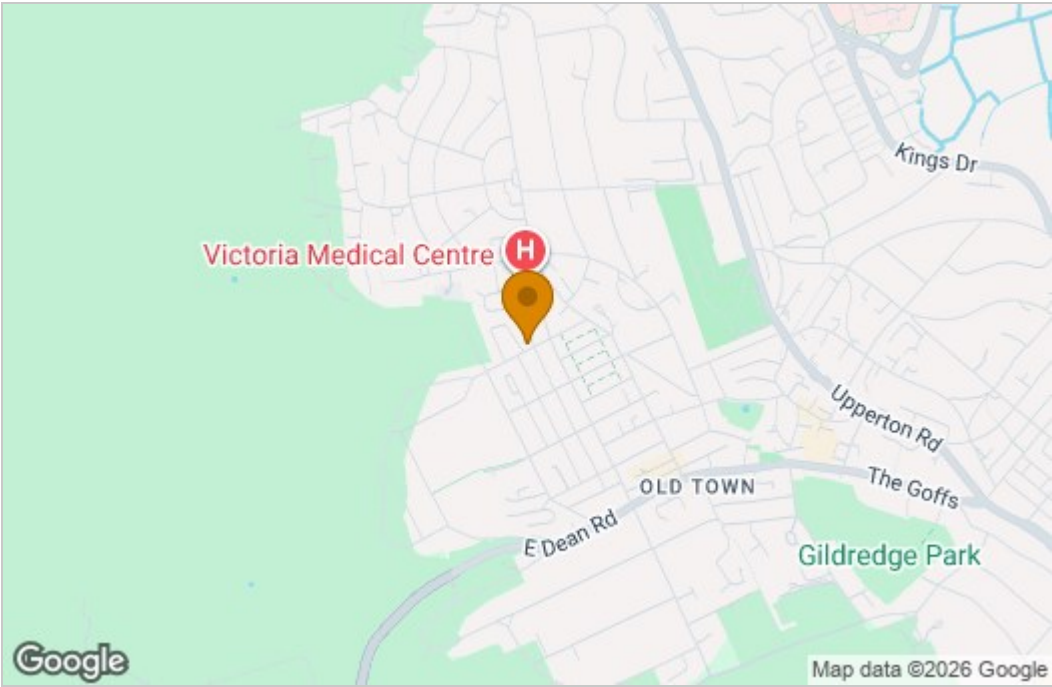
Outside

The rear garden is laid mainly to lawn with a paved patio adjacent the house. There are trees and shrubs and flowerbeds, whilst the garden is enclosed by timber fencing.

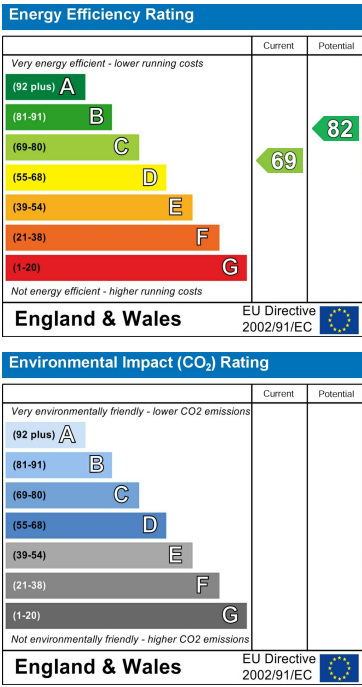
Floor Plan



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.