



BROOK GAMBLE



104 Selmeston Road, Eastbourne, BN21 2TH

£385,000

Brook Gamble are delighted to offer to the market this 5 bedroom semi-detached chalet home in the popular Rodmill area of Eastbourne. The property boasts substantial flexible accommodation with the ground floor comprising the Lounge, Conservatory, Kitchen, Bathroom and 2 bedrooms, whilst the first floor comprises 3 further bedrooms and a shower room. The lawned rear garden enjoys delightful views, as do all the front facing rooms, with further benefits including gas central heating and uPVC double glazing as well as the benefit of a garage. The property is located close to popular local schools and shops as well as Eastbourne District General Hospital, whilst bus services run nearby offering access in and out of Eastbourne and surrounds. Being sold chain free, viewing is highly recommended. Sole Agents.

Entrance Hall

Composite glazed front door opening into Entrance Hall; with radiator.

Lounge 17'4 x 10'1 (5.28m x 3.07m)

Feature fireplace with mantle, understairs store cupboard, radiator, UPVC double glazed sliding patio doors to Conservatory.

Kitchen 11'1 x 8'9 (3.38m x 2.67m)

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 4 ring ceramic hob with cooker hood above and electric oven below. Integrated dishwasher, integrated microwave. Cupboard housing wall mounted gas boiler. Further wall units. Part tiling to walls. Tiled floor, uPVC double glazed window to side, uPVC double glazed window and door to Conservatory.

Conservatory 18'7 x 6'9 (5.66m x 2.06m)

Laminate wood effect flooring, double radiator, range of working surfaces with base units below. UPVC double glazed windows to rear. UPVC double glazed door to side.

Bathroom

Panelled bath with mixer taps and hand shower attachment. Pedestal wash basin, low flush WC, part tiling to walls. Tiled floor, extractor fan, double radiator, frosted uPVC double glazed window to side.

Bedroom 4 10'2 x 9'8 (3.10m x 2.95m)

Radiator, laminate wood effect flooring, UPVC double glazed window to front with far reaching views.

Bedroom 5 8'9 x 7'10 (2.67m x 2.39m)

Being dual aspect. Double radiator, UPVC double glazed window to side and UPVC double glazed window to front enjoying far reaching views.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; with hatch to loft space.

Bedroom 1 14'7 x 9'7 (4.45m x 2.92m)

Measurements exclude the depth of the mirror fronted built in wardrobe cupboards. Double radiator, 2 x UPVC double glazed windows to front with stunning far reaching views.

Bedroom 2 11'9 x 8'11 into recess (3.58m x 2.72m into recess)

Measurements include the depth of the built-in wardrobe cupboard. Laminate wood effect flooring, radiator, UPVC double glazed window to rear.

Bedroom 3 8'1 excluding door recess x 9'7 (2.46m excluding door recess x 2.92m)

Laminate wood effect flooring, radiator, cupboard housing insulated cylinder, uPVC double glazed window to rear.

Shower Room

Shower cubicle with glazed shower screen, wall mounted shower unit, fully tiled walls, wash basin inset into vanity unit with cupboard below. Low flush WC, heated towel rail, tiled floor, inset ceiling spotlights, extractor fan, frosted UPVC double glazed window to side.

Outside

The rear garden is laid mainly to lawn. The area adjacent the property comprises a paved patio and timber shed with a gate for side access. Steps give access to the lawn whilst a pathway leads to the Summerhouse and raised decked patio.

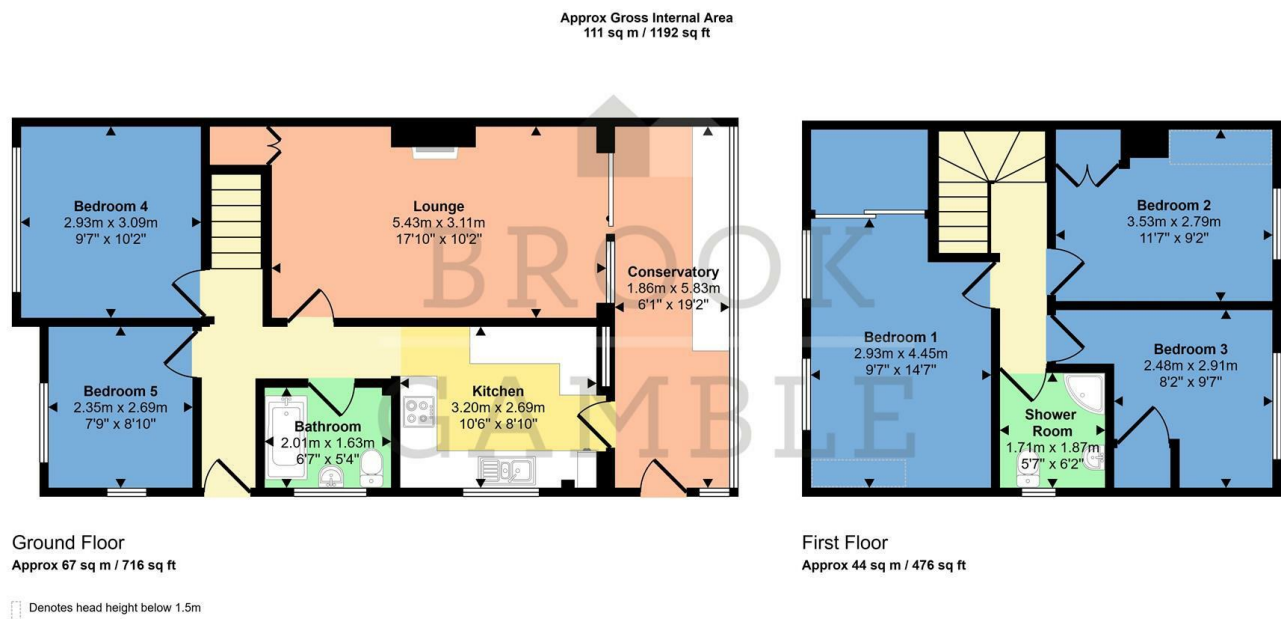
The Summerhouse measures 17'1 x 5'1 with a stable door to the side and uPVC double glazed double doors to the front with stunning far reaching views.

To the front of the property is a paved patio area, lawn and flowerbeds as well as a Garage.

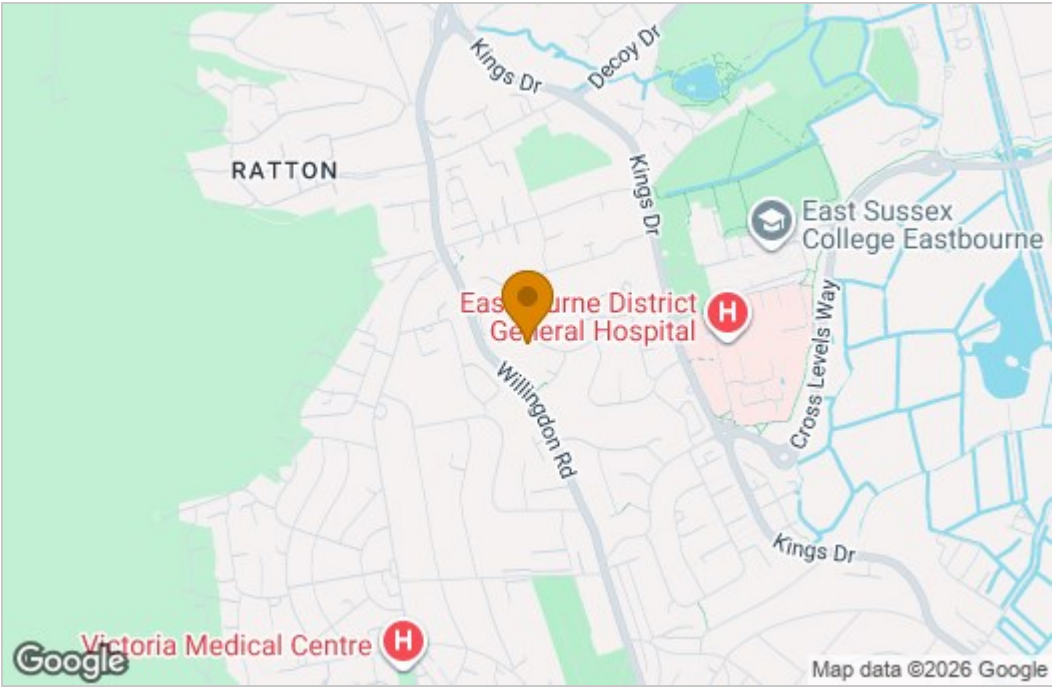
They somehow House was 7 foot one by 51 with stable door to side and UPVC double windows in double doors to front with stunning for each views there is a gate for side access

The front door, the driveway and garage

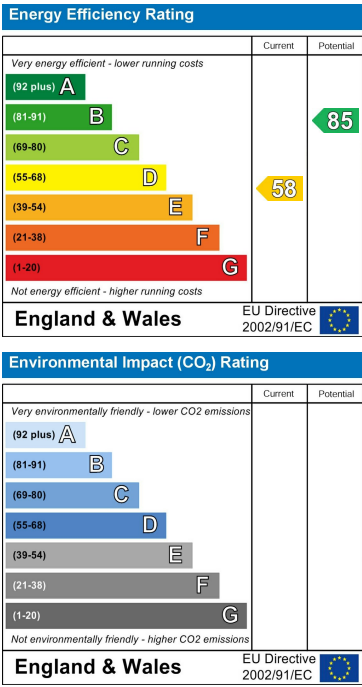
Floor Plan



Area Map



Energy Efficiency Graph



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