BROOK GAMBLE









3 Beechwood Crescent, Eastbourne, BN20 8AE

£399,950

Brook Gamble are delighted to offer to the market this well presented 3 bedroom mid-terrace house in the much sought after Old Town area of Eastbourne. Located close to popular Gildredge House School, the house enjoys an open-plan Lounge / Dining Room and Kitchen / Dining Room. Further benefits include gas central heating and uPVC double glazing as well as the attractive, Southerly facing rear garden. There is a garage located in a block to the rear of the property, whilst nearby are Waitrose, The Lamb Inn, Gildredge Park and bus services offering easy access in and out of Eastbourne and surrounds. Being sold chain free, viewing is considered essential. Sole Agents.

Entrance Hall
UPVC double glazed front door opening in to Entrance Hall; with radiator and cloaks cupboard.

Lounge 12'5 x 14'8 excluding bay (3.78m x 4.47m excluding bay)
Real flame gas fire with tiled hearth and surround and wooden mantle over. Built-in storage cupboard with shelving above. Radiator, open plan to Dining Room.

Dining Room 10'4 x 8'6 (3.15m x 2.59m)
Wall mounted thermostat, radiator, understairs store cupboard, uPVC double glazed double doors to Rear Garden. Open plan to Kitchen.

Kitchen 8'7 x 9'11 (2.62m x 3.02m)
Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above and electric double oven below. Space and plumbing for washing machine, space and plumbing for dishwasher, wall units, cupboard housing wall mounted gas boiler, part tilling to walls, uPVC double glazed window and uPVC double glazed door to Rear Garden.

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

Bedroom 1 11'1 x 12'11 excluding bay (3.38m x 3.94m excluding bay)
Radiator, built-in double wardrobe cupboard, uPVC double glazed bay window to front.

Bedroom 2 11'2 max x 10' max (3.40m max x 3.05m max)
Measurements exclude the depth of the built-in double wardrobe cupboard and the linen cupboard, within insulated cylinder and slatted shelving above. Radiator, uPVC double glazed window to rear.

Bedroom 3 9'6 x 5'11 (2.90m x 1.80m)
Built -n storage cupboard with shelving. Radiator, uPVC double glazed window to front.

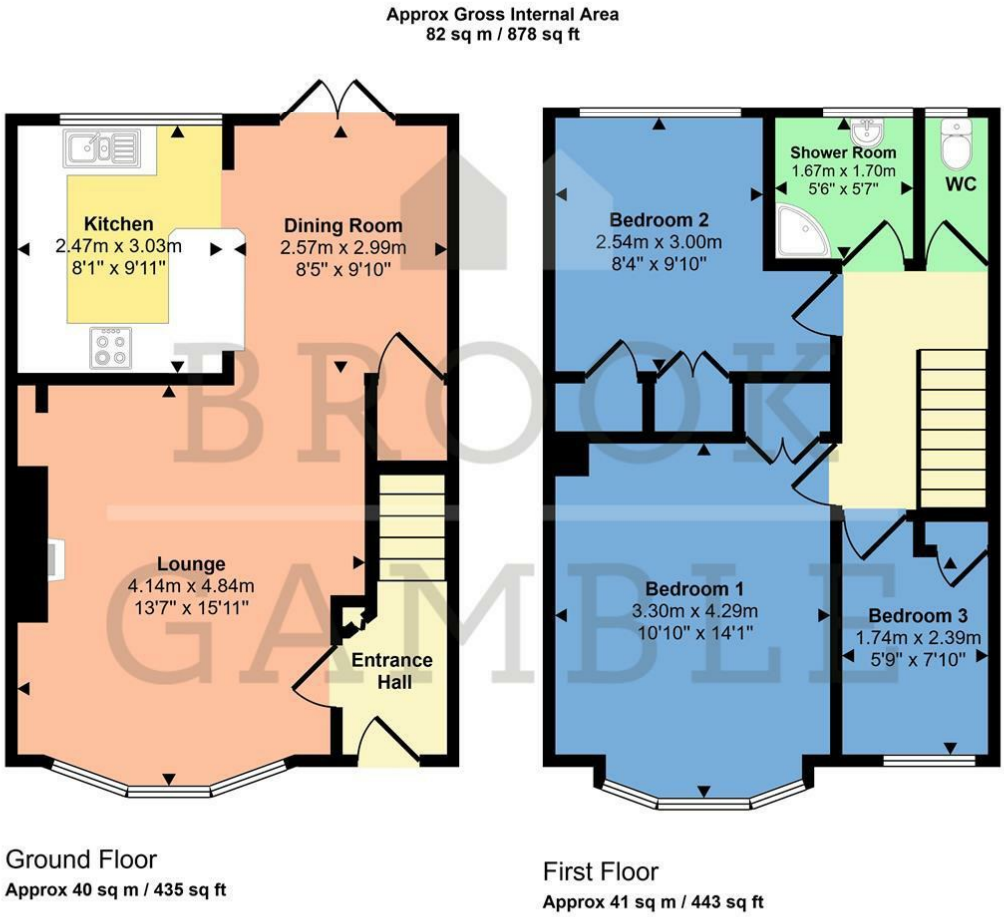
Shower Room
Wall mounted shower unit, glazed shower screen, wash basin inset into vanity unit with cupboard and drawers below. Heated towel rail, tiled walls, inset mirror, frosted uPVC double glazed window to rear.

Separate WC
Low flush WC tiled walls, frosted uPVC double glazed window to rear.

Outside
An attractive Southerly facing courtyard enclosed by timber fencing, with a gate for rear access to the path leading on to the garages.

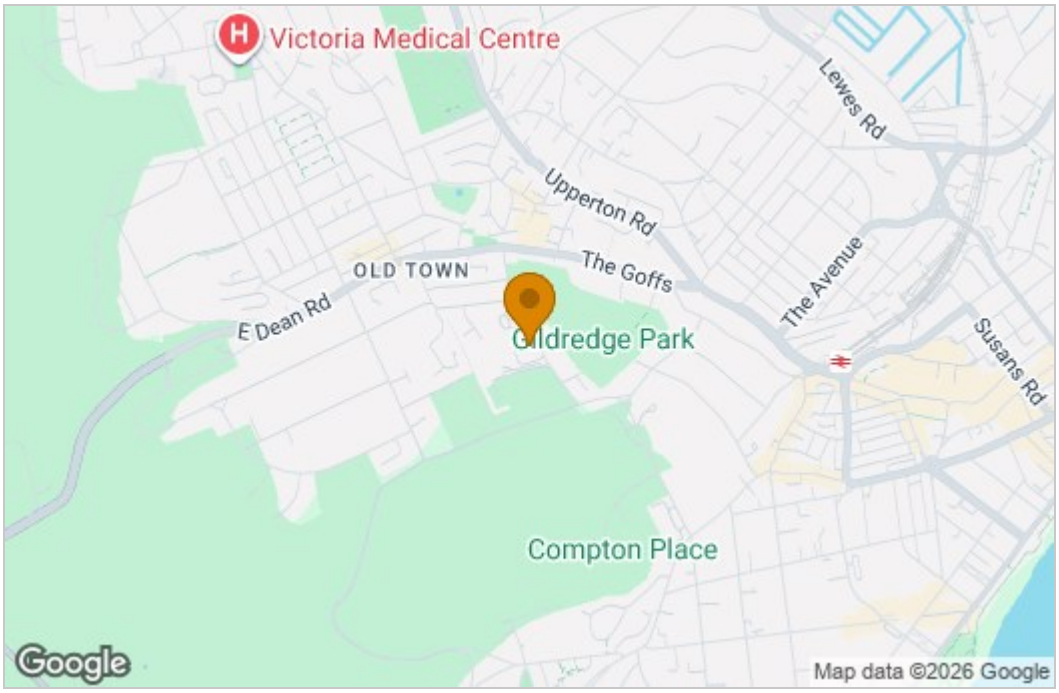
The Garage is located in a block to the rear of the property.

Floor Plan

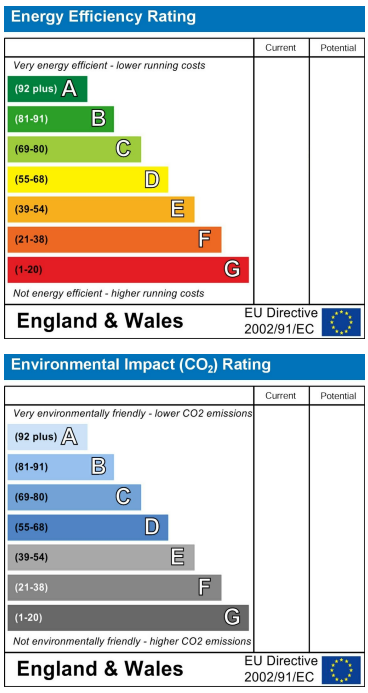


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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