



# BROOK GAMBLE



**20 Myrtle Road, Eastbourne, BN22 7SJ**

**Offers In Excess Of £199,950**

Brook Gamble are delighted to offer to the market this well presented 2 bedroom mid-terraced house in the popular Seaside area of Eastbourne. The house is being sold chain free with the ground floor comprising Lounge, Dining Room and Kitchen whilst the first floor comprises 2 bedrooms and a Bathroom whilst there is an attractive courtyard garden to the rear. The house is well located for popular local schools and shops, along with bus services into Eastbourne Town Centre, and the seafront which is approximately half a mile distant. Being sold chain free, viewing is considered essential. Sole Agents.

**Lounge 11' x 10'8 (3.35m x 3.25m)**

Feature fireplace with tiled surround and hearth and wooden mantle over. Dado rail, double radiator, UPVC double glazed window to front. Concertina door to Dining Room.

**Dining Room 11'1 max x 10' (3.38m max x 3.05m)**

Double radiator, understairs storage cupboard, built-in storage cupboard, double radiator, UPVC double window to rear.

**Kitchen 7' x 6' (2.13m x 1.83m)**

Circular sink unit with drainer, mixer tap and cupboard below. Further drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above and electric oven below. Wall units, double radiator, part tiling to walls, space for fridge, frosted UPVC double glazed window and door to Rear Garden.

**First Floor Landing**

Stairs rising from Dining Room to First Floor Landing; with hatch two loft space

**Bedroom 1 11'1 x 11'9 (3.38m x 3.58m)**

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

**Bedroom 2 9'11 x 8'8 (3.02m x 2.64m)**

Radiator, over-stairs storage cupboard, UPVC double glazed window to rear, door to Bathroom.

**Bathroom**

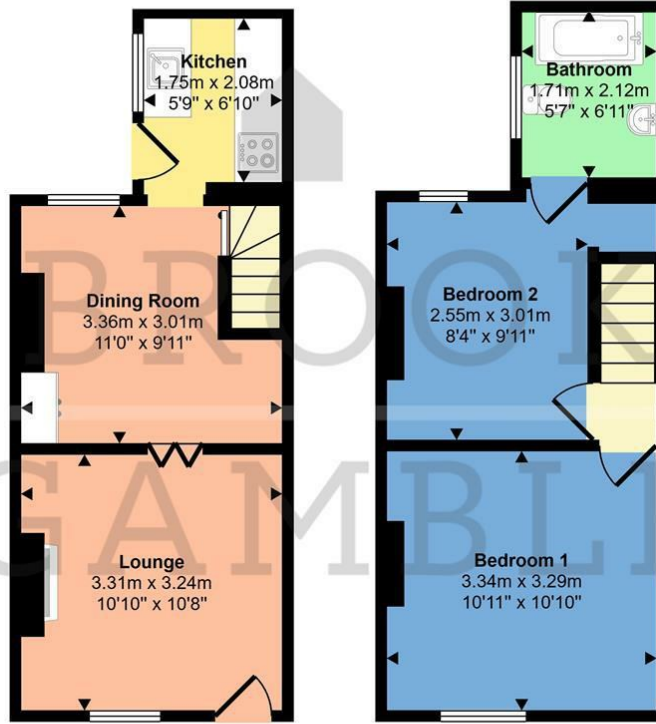
Panelled bath with mixer taps, hand held shower attachment and glazed shower screen. Pedestal wash basin, low flush WC, double radiator, frosted UPVC double glazed window to side.

**Outside**

Rear Garden is arranged as a walled courtyard garden. The garden benefits from a covered storage area and a cupboard which has space and plumbing for a washing machine and a wall mounted gas boiler. The garden is enclosed by a brick wall with a gate for rear access.

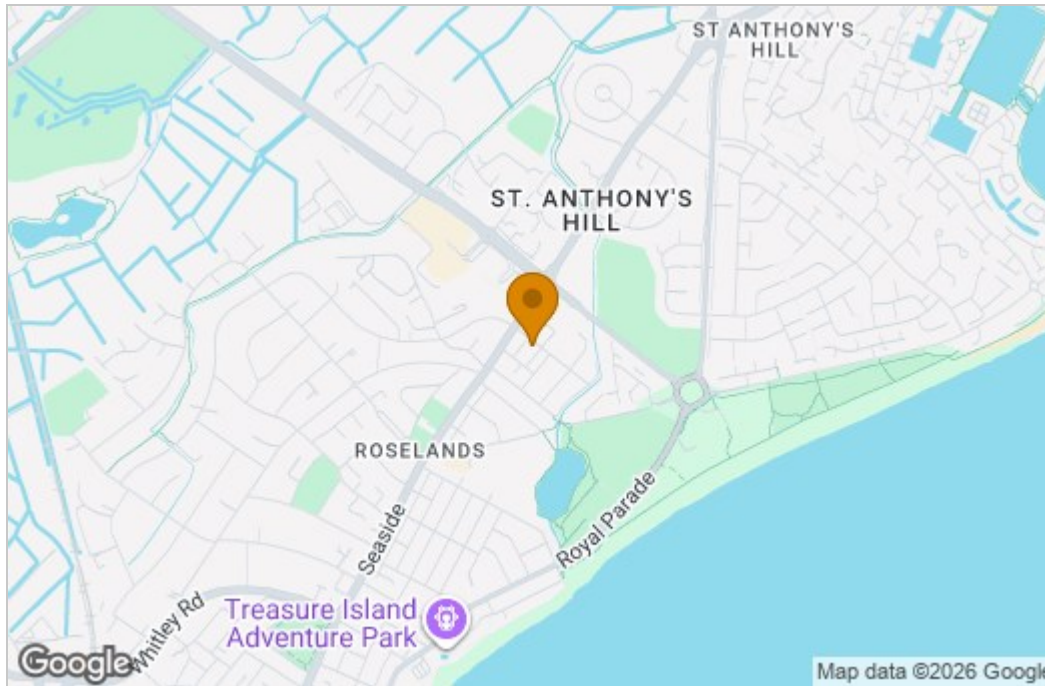
# Floor Plan

Approx Gross Internal Area  
51 sq m / 553 sq ft

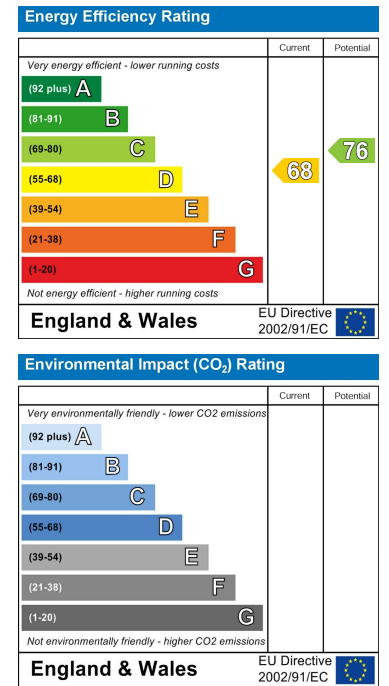


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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