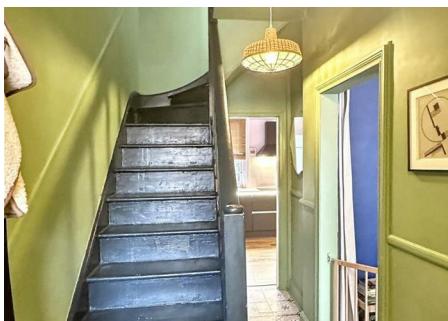




# BROOK GAMBLE



**89 Melbourne Road, Eastbourne, BN22 8BA**

**£275,000**

Brook Gamble offer to the market this charming, well presented 2 bedroom terraced house in the popular Seaside area of Eastbourne. Having been the subject of much improvement by the present owners, the house enjoys a wonderful open plan Kitchen/Dining Room overlooking the courtyard rear garden. There is a lovely refitted bathroom with shower cubicle as well as the property benefitting further from gas central heating and uPVC double glazing. Being well located for access to Eastbourne Town Centre and Railway Station as well as Eastbourne Seafront, viewing is considered essential to fully appreciate this home. Sole Agents.

## **Entrance Hall**

Frosted uPVC double glazed front door opening into Entrance Hall; with dado rail, radiator, understairs storage cupboard with shelving, further understairs store cupboard.

## **Lounge 11'4 max red to 9'1 x 13'8 max into bay (3.45m max red to 2.77m x 4.17m max into bay)**

Woodburning stove with stone hearth, part panelling to walls, picture rail, built-in storage cupboards and shelving with bookshelf above. Picture rail, wood effect flooring, radiator, uPVC double glazed bay window to front.

## **Kitchen / Dining Room 14'5 max red to 8'6 x 12'6 max red to 9'7 (4.39m max red to 2.59m x 3.81m max red to 2.92m)**

Stainless steel sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating 4 ring AEG induction hob with cooker hood above and pan drawer below. Eye-level AEG electric oven, space for fridge freezer, wall units with under cupboard lighting. Ornate fireplace with hearth and surround and wooden mantel over. UPVC double glazed windows to rear overlooking garden. Part tiling to walls, laminate wood effect flooring, doorway into Rear Entrance Vestibule.

## **Rear Entrance Vestibule**

With uPVC double glazed door onto Rear Garden and door to Utility Cupboard.

## **Utility Cupboard**

Space and plumbing for washing machine and wall mounted gas boiler. UPVC double glazed window to side, wall light.

## **First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing

## **Bedroom 1 13'7 max red to 10'9 x 14' into bay (4.14m max red to 3.28m x 4.27m into bay)**

Feature fireplace, built in wardrobe cupboards, over stairs storage cupboard, radiator, UPVC double glazed window to front.

## **Bedroom 2 12'6 x 7'1 max (3.81m x 2.16m max)**

Radiator, built-in wardrobe cupboard, UPVC double glazed window to rear. Hatch to loft space with fitted loft ladder, light and being fully boarded.

## **Bathroom 9'4 x 6'11 (2.84m x 2.11m)**

Panelled bath with mixer taps and handheld shower attachment, shower cubicle with tiled walls, glazed screen, wall mounted shower unit, low flush WC, wash basin inset into vanity unit with cupboards below. Vertical radiator, inset ceiling spotlights, part tiling to walls, frosted UPVC double glazed window to rear.

## **Outside**

Outside there's an attractive Courtyard Garden to the rear of the property which is arranged as a wooden decked patio leading to paved patio. The garden is enclosed by brick wall and timber fencing with a gate for rear access.

## Floor Plan

Approx Gross Internal Area  
72 sq m / 773 sq ft



Ground Floor  
Approx 37 sq m / 393 sq ft

First Floor  
Approx 35 sq m / 380 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



Map data ©2026 Google

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## Energy Efficiency Graph

