



BROOK GAMBLE



11 Eldon Road, Eastbourne, BN21 1TA

£599,950

Brook Gamble are delighted to offer to the market this substantial 4 bedroom detached house in the much sought after Old Town area of Eastbourne. Located close to popular local schools and shops, the house boasts substantial accommodation, with the ground floor comprising the 19' reception hall, lounge, dining area, study and shower room. The first floor comprises the 4 bedrooms, with the master having en-suite facilities as well as the large family bathroom. To the front of the property is a large driveway giving access to the integral garage. The rear garden is a particular feature of the house, having a 15'8 x 15'7 timber workshop / studio with light and power. Viewing is considered essential to fully appreciate the property. Sole Agents.

Entrance Porch 7'4 x 3'8 (2.24m x 1.12m)

Front door opening Entrance Porch. Radiator, uPVC double glazed window and side screen to front. Feature porthole and inner door to Reception Hall.

Reception Hall 19' x 10'11 (5.79m x 3.33m)

Two radiators, open tread staircase to First Floor Landing. Archway to Dining Area.

Dining Area 11'2 x 6'2 (3.40m x 1.88m)

Double door to Lounge, uPVC double glazed sliding double patio door onto Rear Garden.

Lounge 17'10 x 11'11 (5.44m x 3.63m)

Wood burning stove with stone hearth. Two feature display recesses with shelving. Radiator, uPVC double glazed window and tilt and turn door opening onto Rear Garden.

Kitchen 16' x 10'7 (4.88m x 3.23m)

Single drainer sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with cooker above, eye level electric double oven. Space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, breakfast bar, wall units, part tiling to walls, tiled floor, uPVC double glazed door to side, uPVC double glazed window to front.

Inner Hallway

Internal door to Garage, Shower Room and Study.

Study 9'7 x 6'1 (2.92m x 1.85m)

Radiator, uPVC double glazed window and door to Rear Garden.

Shower Room

Shower cubicle with wall mounted shower unit, wash basin with vanity cupboard below, low flush WC, heated towel rail, floor tiles, tiled walls, two frosted UPVC double glazed windows to side.

Landing

Open tread staircase from Reception Hall to First Floor Landing, with radiator, hatch to loft space, uPVC double glazed window to front.

Bedroom 2 15'11 into door recess x 10'7 (4.85m into door recess x 3.23m)

Radiator, uPVC double glazed window to front. Frosted door to En-suite Wet Room

En-Suite Wet Room

Wall mounted shower unit, low flush WC, wash basin, inset ceiling spotlights, window to front.

Bedroom 1 17'9 x 12'6 (5.41m x 3.81m)

Range of fitted bedroom furniture including wardrobes, overhead storage cupboards and drawers, radiator. Dressing area with fitted seat, uPVC double glazed windows to side and rear.

Bedroom 3 13'2 x 9 (4.01m x 2.74m)

Radiator, uPVC double glazed window to rear.

Bedroom 4 11'5 x 8 (3.48m x 2.44m)

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising panelled bath with mixer taps, shower cubicle with shower unit and glazed shower screen, pedestal wash basin inset into vanity unit with cupboard below. Fitted mirror, shaver point, low flush WC, heated towel rail, part tiling to walls, tiled floor, 2 x uPVC windows to side.

Garage 17'8 x 8'11 (5.38m x 2.72m)

Wall mounted gas boiler, light and power, frosted uPVC double glazed window to side, Up and over door to front.

Outside

The Front Garden is arranged as a driveway with off street parking for several vehicles as well as having a raised flower bed with mature trees and shrubs and being enclosed by brick wall.

The Rear Garden is a particular feature of the property. Being laid mainly to lawn the garden boasts a pergola with grapevine, paved patio, timber fencing and a pond There are also mature trees and shrubs as well as a timber Shed and Workshop / Studio. To both sides of the property are gates for front access.

The timber workshop/studio measures 15 7 x 15 eight with Light and Power Windows 2 sides

Workshop / Studio 15'8 x 15'7 (4.78m x 4.75m)

Double doors, pitched roof, light and power and windows to two sides.

Floor Plan

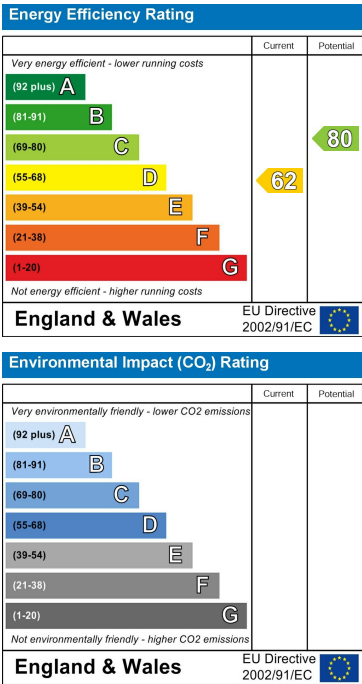


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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