



# BROOK GAMBLE



**4 Derwent Road, Eastbourne, BN20 7PH**

**£375,000**

Brook Gamble are delighted to be offering three storey townhouse, located in the heart of the Meads village in Derwent Road, and within a stones throw to Meads High street and its wonderful, popular amenities. The property is being offered chain free and would suit a host of buyers, whether you are looking for a family home in one of Eastbourne's most salubrious locations, or if you are looking for an investment, "HMO" or "Airbnb" within easy reach of Meads seafront and Holywell this property would be perfect for you. With spacious bright, accommodation throughout, with sun balcony, double glazing and gas central heating and garage. Call us now to arrange a viewing with the vendors sole agents!

## **Accommodation Comprising**

Main front door

Entrance porch

Door leading into hallway, laminate wood flooring, wall mounted fire alarm system.

Hallway

Radiator, laminate wood flooring, under stairs storage cupboard housing consumer unit, stairs rising to the half landing, and onto first floor landing.

Kitchen 14'8 x 9'11

Fitted in range of wall and floor cupboards and base units, double bowl sink unit and mixer tap, complementary work surface, tiled splash back, inset electric hob with extractor hood above and electric oven beneath, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding upright fridge freezer, wall mounted gas central heating boiler, double glazed window to side, double glazed door to side.

Dining room/ Ground floor bedroom/Study 13'2 x 10'0

Radiator, television aerial point, two double glazed windows to front aspect.

Shower room

With walk in shower cubicle, wall mounted shower with shower attachment and riser rail, wash hand basin, part tiled walls, low-level WC, extractor fan unit.

First floor landing

Radiator, stairs rising to half landing, and 2nd floor landing.

Lounge 14'6 x 13'4

Two radiators, three double glazed windows to the front aspect.

Bedroom 3 14'4 x 10'0

Television aerial point, radiator, two double glazed windows to rear aspect.

Bathroom

Fitted in a white suite, bath with electric shower above it, part tiled walls, wash handbasin, low-level WC, heated towel rails, skylight window.

Second floor landing

Radiator, skylight window,

Main bedroom 14'6 x 8'11

Radiator, two double glazed windows to the front aspect, double glazed door leading onto balcony.

Balcony

To an easterly aspect towards the front of the property.

Bedroom two 14'6 Max x 11'2 Max

With built-in wardrobes with hanging rail and shelving above

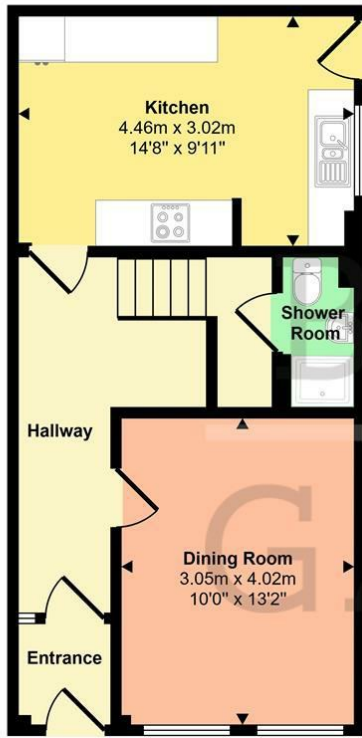
Garage

With up and over door

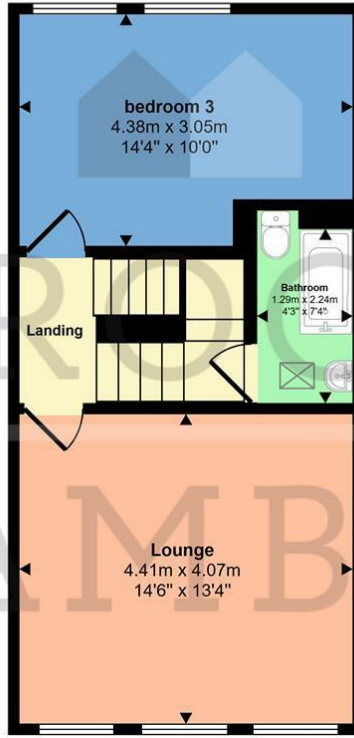
Council Tax Band D - Eastbourne Borough Council

# Floor Plan

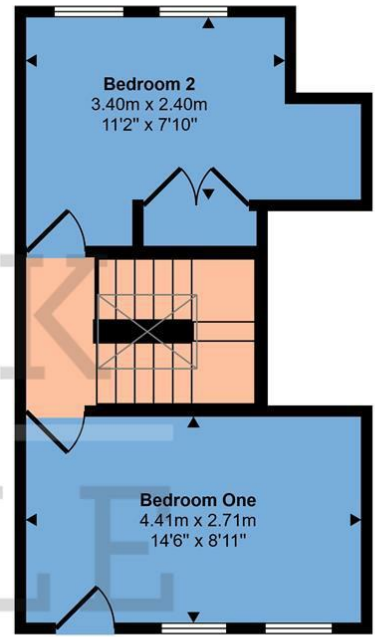
Approx Gross Internal Area  
112 sq m / 1206 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 41 sq m / 440 sq ft



Second Floor  
Approx 30 sq m / 323 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.