BROOK
GAMBLE

19 Willowfield Square, Eastbourne, BN22 8AN

£239,950

Brook Gamble offer to the market this 3 storey 4 bedroom mid-terrace townhouse close to Eastbourne Town Centre. The property is in need of some modernisation but boasts substantial accommodation. The ground floor accommodation comprises the 25' through Lounge/Dining Room, the Kitchen, Sun Room and Cloakroom. There are 2 bedrooms, a large Shower Room and WC on the first floor with the second floor offering 2 further good sized Bedrooms. There is a courtyard garden to the rear of the property. The property benefits from gas central heating and uPVC double glazing and is well located for access to Eastbourne Town Centre and seafront. Being sold chain free, viewing is highly recommended. Sole Agents.

Entrance Hall
Frosted UPVC double glazed front door in to Entrance Porch; glazed inner door to Entrance Hall; with understairs store cupboard.

Lounge / Dining Room 25' max x 11'10 max (7.62m max x 3.61m max)
Gas fire with marble effect hearth and wooden mantle. Radiators, UPVC double glazed bay window to front. Two doors to Entrance Hall. UPVC double glazed window to rear.

Kitchen 11'2 x 10'2 (3.40m x 3.10m)
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 electric double oven below and cooker hood above. Wall units, space and plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted gas boiler, part tiling to walls, uPVC double glazed window to side, UPVC double glazed door to Sun Room.

Sun Room 6'8 x 6'2 (2.03m x 1.88m)
Tiled floor, UPVC double glazed door and windows to rear garden. Door to Cloakroom.

Cloakroom
Low flush WC and cupboard.

First Floor Landing
Turning staircase from Entrance Hall to First Floor Landing. Linen cupboard with insulated cylinder and slatted shelving above.

Bedroom 1 15' x 13'2 (4.57m x 4.01m)
Radiators, wash basin with vanity cupboard below. UPVC double glazed window to front.

Bedroom 2 11'11 x 9'6 (3.63m x 2.90m)
Radiator, cupboard with shelving, UPVC double glazed window to rear.

Shower Room 10' x 6'9 (3.05m x 2.06m)
Shower cubicle with wall mounted shower unit, glazed shower screen, two wash basins with drawer and cupboards below. Radiator, tiled walls, frosted UPVC double glazed window to rear.

Separate WC
Low flush suite, part tiling to walls, frosted UPVC double glazed window.

Second Floor Landing
Staircase from First Floor Landing to Second Floor Landing with hatch to loft space and window to rear.

Bedroom 3 15'5 x 11'4 (4.70m x 3.45m)
Two radiators, built-in cupboard, UPVC double glazed window to front.

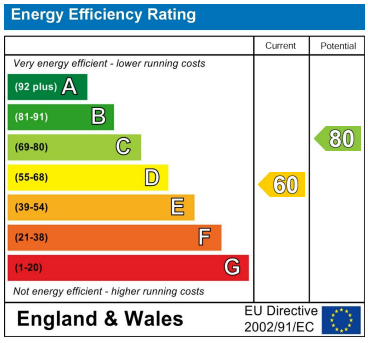
Bedroom 4 11'8 x 11'1 (3.56m x 3.38m)
Radiator, built-in cupboard, UPVC double glazed window to rear.

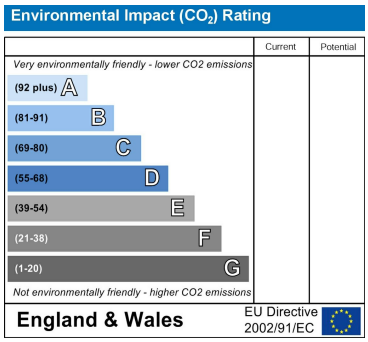
Outside
There is a courtyard garden to the rear of the property with raised flower beds, patio and a gate for rear access.

Floor Plan

Area Map

Energy Efficiency Graph





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