



# BROOK GAMBLE



**29 Sydney Road, Eastbourne, BN22 8BG**

**£259,950**

Ideally located on Sydney Road in Eastbourne, this charming, well presented two bedroom end of terrace house offers a bright and welcoming interior in a highly convenient location. The open plan living and dining area gives the house a lovely sense of flow, leading through to a modern kitchen with breakfast bar and oak worktop. This sociable area is perfect for entertaining guests or enjoying quiet evenings at home, while the open fire brings a cosy focal point during the winter months. Upstairs are two well proportioned double bedrooms and a spacious, bright bathroom with both a bath and separate shower cubicle. Outside, the property benefits from a porcelain paved courtyard garden, creating an attractive and low maintenance outdoor space to enjoy sunny afternoons or hosting gatherings with friends and family. Offered vacant and chain free, the property is perfectly positioned within around a 10 minute walk of both the train station and the seafront, with The Beacon and local amenities also nearby, making it a wonderful opportunity for buyers looking for a home with warmth, character and convenience. This end of terrace house is a wonderful opportunity to embrace the Eastbourne lifestyle!

## **Accommodation Comprising**

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#### Main Front Door

#### Hallway

Laminate wood flooring, under stairs storage area, cupboard housing wall mounted consumer unit and electric meter, radiator, stairs rising to first floor landing, door into:

#### Lounge

Feature fire surround with open fire and tiled hearth, laminate wood flooring, fitted shelving, double glazed window to front aspect, wall mounted Nest smart heating thermostat, double radiator.

#### Dining Room

Laminate wood flooring, fitted shelving units, double glazed window to rear aspect, double radiator.

#### Kitchen

Fitted with a range of wall and floor cupboards and base units, one and a half bowl sink unit with mixer tap and vegetable washer hose, tiled splashback, complementary oak worktop, Amica five ring gas hob with extractor hood above and electric oven beneath, space and plumbing for washing machine or dishwasher, upright Samsung fridge freezer, laminate wood flooring, recessed spotlighting, double glazed door leading onto the courtyard garden.

#### First Floor Landing

Hatch to loft with pull-down ladder, doors leading to bedrooms and bathroom.

#### Main Bedroom

Well proportioned double bedroom with built in storage cupboard with cupboard above, two double glazed windows to front aspect, two radiators.

#### Bedroom Two

Double bedroom with built in wardrobes with hanging rails and cupboards above, fitted shelving, double glazed window to rear aspect, radiator.

#### Bathroom

Comprising a white suite, bath with waterfall mixer tap, metro tiled splashback, low-level WC, wash hand basin with waterfall mixer tap, walk-in shower cubicle with wall mounted Mira shower, shower attachment and riser rail, heated towel rail, recessed spotlighting, laminate wood effect flooring, fitted mirror, fitted shelving, double glazed opaque window.

#### Rear Courtyard Garden

Fence enclosed with gate to side leading to side access. Low maintenance porcelain patio area, pergola and a storage shed with plumbing and

power for washing machine. Outside water tap.

### Additional Information

The seller has advised us of the following information.

There is a valid EPC and EICR in place. The consumer unit was replaced in 2017 with metal housing. The boiler that has been regularly serviced and relevant gas safety certificate in place.

The loft is fully insulated and boarded for storage use, with pull down ladder.

New carpets were installed in 2024.

The chimney that serves the open fire was swept in 2026.

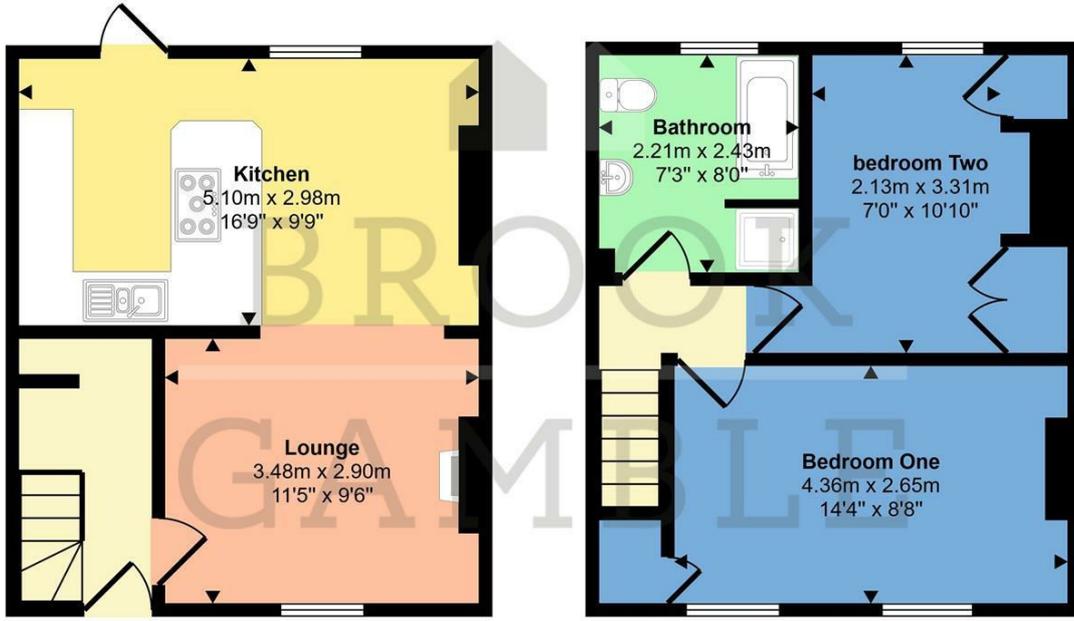
The property also offers side/rear access for bins

### **Council Tax Band**

B

# Floor Plan

Approx Gross Internal Area  
63 sq m / 677 sq ft



**Ground Floor**  
Approx 31 sq m / 333 sq ft

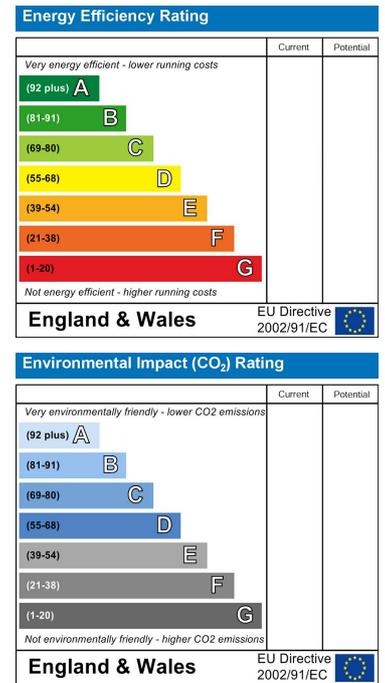
**First Floor**  
Approx 32 sq m / 344 sq ft

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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