



BROOK GAMBLE



4 The Vineries, Eastbourne, BN23 7TP

£255,000

Welcome to this charming three-bedroom house located in the desirable area of The Vineries, Eastbourne. This delightful property boasts a modern fitted kitchen, perfect for those who enjoy cooking and entertaining. The spacious lounge provides a comfortable space for relaxation and family gatherings, enhanced by tasteful decor that flows throughout the home. With three well-proportioned bedrooms, this house is ideal for families or those looking for extra space. The property also features a well-appointed bathroom, ensuring convenience for all residents. Additionally, you will find parking available for one vehicle, along with the added benefit of a garage. One of the standout features of this property is that it is chain-free and vacant, allowing for a smooth and swift transition for the new owners. Whether you are a first-time buyer or seeking a new family home, this house offers a wonderful opportunity to settle in a lovely neighbourhood.

Accommodation Comprising

Double glazed main front door

Hallway

Stairs rising to 1st floor landing, radiator, coving to ceiling

Ground floor cloakroom

Low-level WC, wash hand basin, wall mounted electric heater, wall mounted consumer unit, double glazed window front aspect.

Kitchen

Fitted in a range of wall and floor cream gloss fronted cupboards and base units, with complementary work surface, single bowl sink unit and mixer tap, tiled splashback, fitted electric cooker, space large upright fridge freezer, space for washing machine, space for further undercounter appliance, Plynth lighting, plug sockets with USB ports, double glaze window to front aspect.

Lounge

Under stair storage cupboard, wall mounted radiator, coving to ceiling. Double glazed sliding patio door leading onto rear garden.

First floor landing

Hatch to loft, airing cupboard housing hot water cylinder with shelving above, coving to ceiling.

Bedroom one

Wall mounted radiator, coving to ceiling, double glazed window to front aspect.

Bedroom two

Wall mounted electric radiator, coving to ceiling, double glaze window to rear aspect.

Bedroom three

Wall mounted electric radiator, coving to ceiling, double glazed window to rear aspect.

Bathroom/ wet room

Comprising bath with mixer tap and shower attachment and fitted mirror, wash hand basin, low-level W.c., tiled walls, wall mounted shower with wet room flooring and drainage, heated towel ladder, double glazed window to front aspect, extra extractor fan unit, wall mounted electric heater.

Rear garden

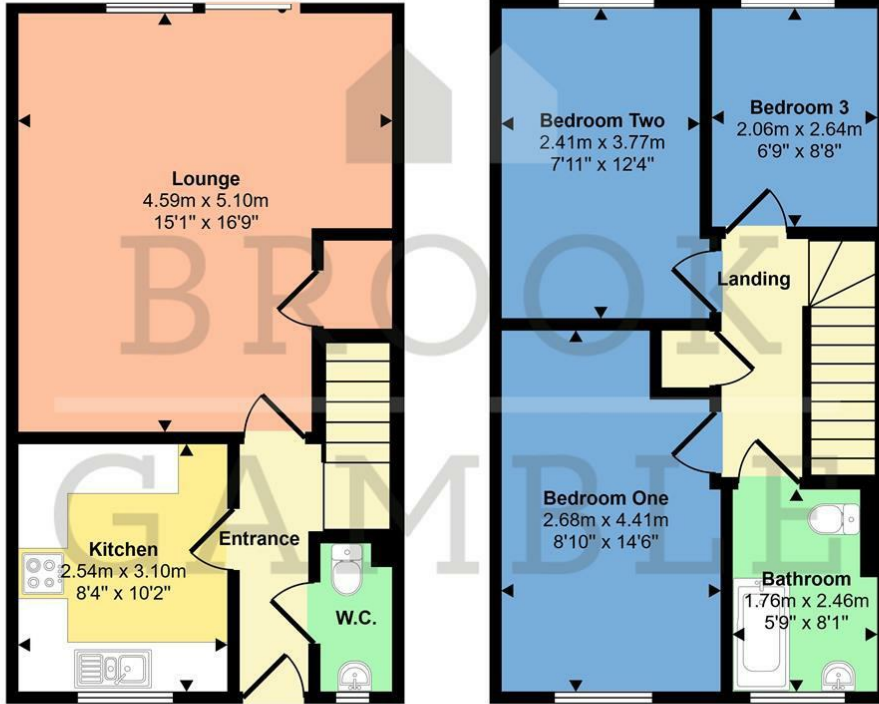
Fenced borders with a patio area and laid mainly to lawn with some mature shrubs.

Garage

With up and over door and pitched roof for storage

Floor Plan

Approx Gross Internal Area
77 sq m / 825 sq ft

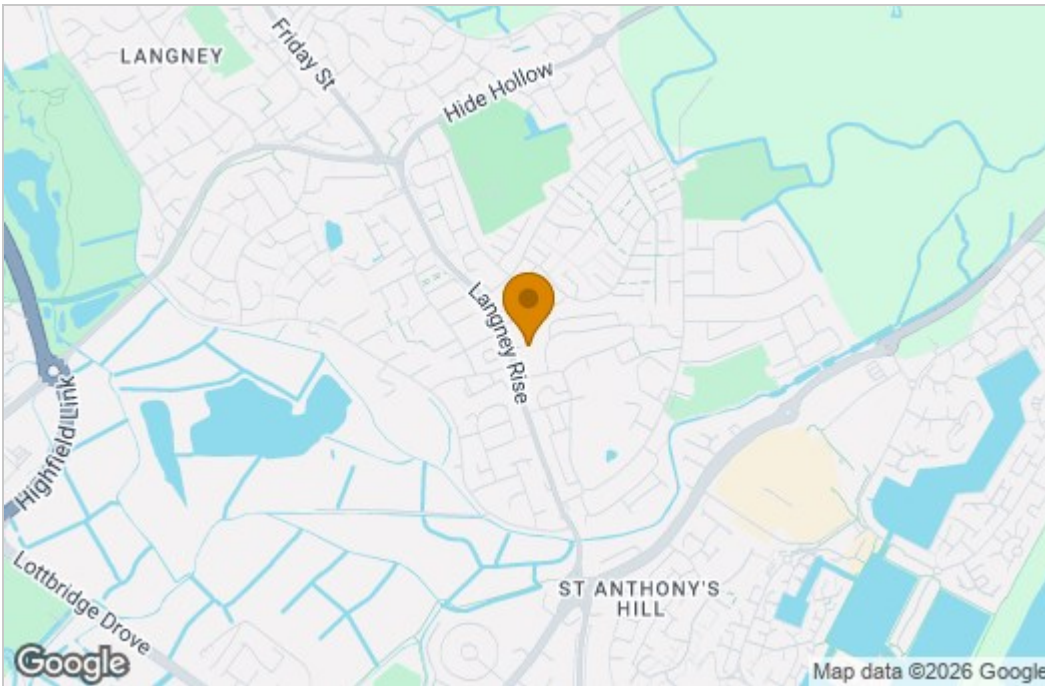


Ground Floor
Approx 38 sq m / 412 sq ft

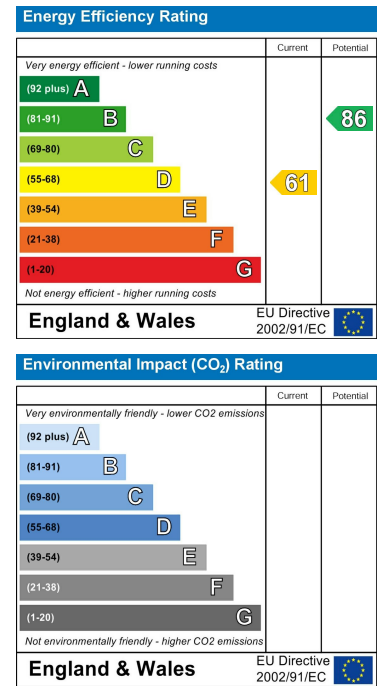
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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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