



BROOK GAMBLE



2 Westfield Road, Eastbourne, BN21 2QS

£1,850 Per Calendar Month

EMAIL ENQUIRIES ONLY - Brook Gamble are delighted to be offering to let this stunning three bedroom picturesque detached house, located just opposite Eastbourne District General Hospital, and close to local amenities. Offering a host of character and charm this beautiful home will make you the envy of all your guests and relatives. A Spacious bright lounge that leads onto the most beautiful garden space, with private patio and lawned garden. Three good sized bedrooms, a modern bathroom, and separate W.C. The driveway provides parking for approximately 2/3 vehicles on a gated driveway. Any applicants wishing to proceed with the property must generate an income of £55,000 in order to pass the referencing process.

Accommodation Comprising

Double glazed main front door

Entrance hallway, laminate wood effect flooring, radiator, recessed LED spotlighting, stairs rising to 1st floor landing, under stair storage cupboard, double glazed window to front aspect, double glazed window to side aspect, door leading into kitchen, door leading into lounge.

Kitchen

Fitting in range of wall and floor white gloss fronted unit units, single bowl sink unit with mixer tap, complementary Oak worktop, fitted dishwasher, fitted washing machine, four Ring induction hob, with extractor hood above, and electric oven beneath, Smeg upright fridge freezer, breakfast bar, tiled splashback. Wall mounted Ideal gas central heating boiler. Laminate wood effect flooring. Radiator. Double glazed window to side aspect. Double glaze window to rear aspect overlooking delightful rear garden.

Lounge

Radiator, wall mounted thermostat, BT reach point, fibre broadband installation point, double glazed French doors leading onto delightful rear garden. Double glazed window to front aspect overlooking front garden.

First Floor Landing

Hatch to loft

Double Aspect Main Bedroom

Built-in cupboard with hanging rail with shelving above, radiator with thermostatic control valve, double glazed window to side aspect, double glazed window to front aspect.

Separate Cloakroom

Low-level WC, radiator with thermostatic control valve, tiled flooring,

Bedroom Two

Radiator, double glazed window to rear aspect overlooking rear garden

Bedroom Three

Radiator, double glazed window to rear aspect overlooking rear garden.

Bathroom

Comprising White suite, bath with mixer tap, wall mounted shower, extractor fan unit, wash hand basin vanity unit. Heated towel ladder. Tiled walls. Tiled flooring. Double glazed window to rear aspect.

Front Garden

Walled borders and laid mainly to lawn with mature plants and shrubs. Driveway providing off-road

parking for 2/3 vehicles.

Rear Garden

Stepping onto a beautiful, landscaped patio area, with sleeper bed flower borders, leading onto large lawned garden with fenced borders and mature plants and shrubs.

Garage

With pull up roller door, and enclosed gated driveway. Outside water tap.

Council Tax Band

Band D Eastbourne Borough Council

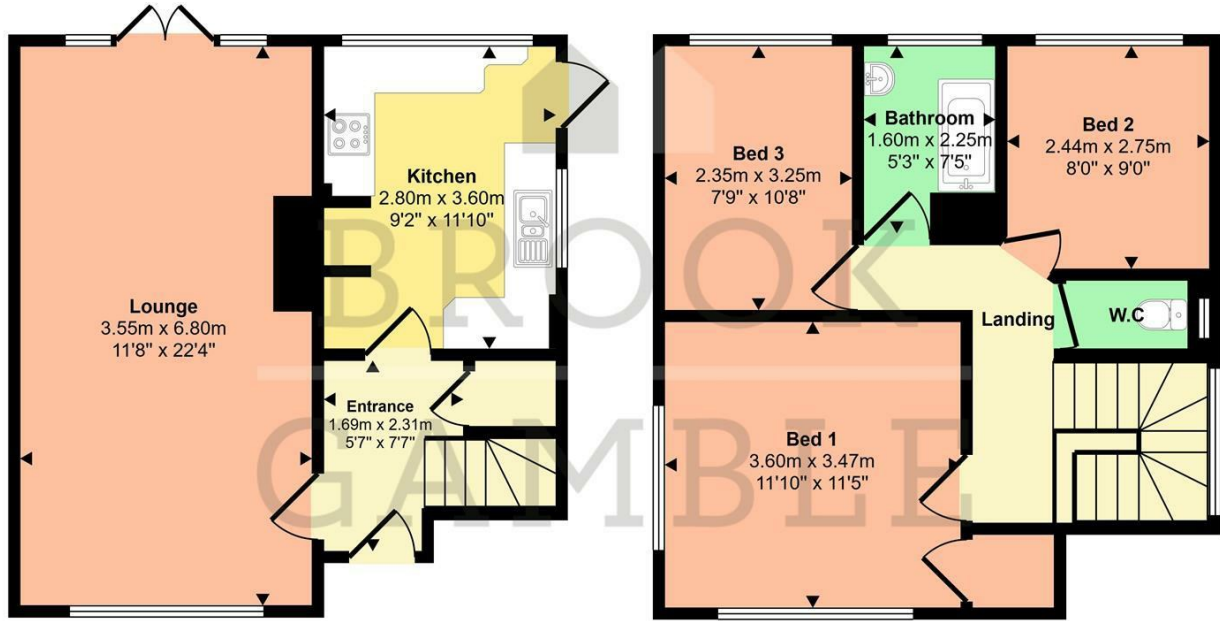
Security Deposits

Holding Deposit = £426.92

Security Deposit = £2134.61

Floor Plan

Approx Gross Internal Area
85 sq m / 914 sq ft



Ground Floor
Approx 41 sq m / 443 sq ft

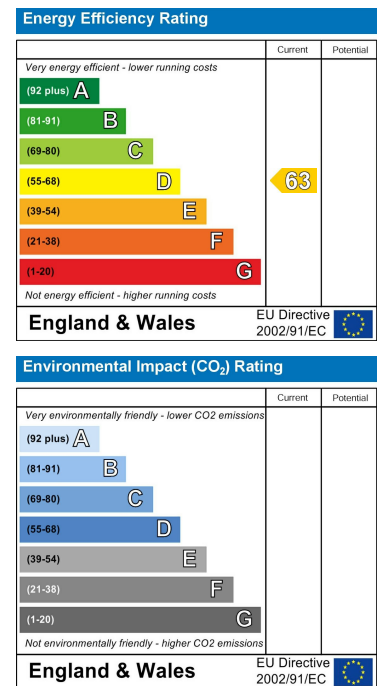
First Floor
Approx 44 sq m / 471 sq ft

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



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.