



# BROOK GAMBLE



**9 Beamsley Road, Eastbourne, BN22 7EH**

**£264,950**

Brook Gamble are delighted to be offering for sale an extremely well presented two bedroom mid terraced house, in the much sought after Redoubt area of Eastbourne, just yards from the beautiful Eastbourne Seafront. Ideally located, within easy reach of local shops and amenities on Seaside, and Whitley Road recreation ground. The spacious accommodation comprises of lounge, separate dining room, kitchen, conservatory, ground floor cloakroom and two bedrooms and a bathroom. Outside their is a lovely beach themed garden with summer house. If you are looking to enjoy beachfront walks, this could be the home for you! Viewing is by appointment with the sellers sole agents.

## **Accommodation Comprising**

Double glazed main front door

Entrance vestibule

Door leading into hallway

Hallway

Radiator, dado rail, stairs rising to 1st floor landing.

Laminate wood flooring.

Lounge 13'3 x 10'9

Feature fire surround, laminate wood flooring, coving to ceiling, BT point, television aerial point, double glazed bay window to front aspect.

Dining room 14'3 x 10'9

Radiator, laminate wood flooring, coving to ceiling, under stairs storage cupboard, further storage cupboard with shelving.

Kitchen 9'6 x 9'3

Fitted and range of wall and floor cupboards and base units, single bowl sink unit and mixer tap, complementary worksurface, tiled splashback, space and plumbing for washing machine, inset four ring electric hob with electric oven beneath, fitted fridge, fitted freezer, laminate wood flooring, double glazed window to side, double glazed window to rear looking onto conservatory, door leading onto conservatory.

Conservatory

Double glazed French doors leading onto rear garden, door leading into ground floor cloakroom.

Double glazed door leading into courtyard area.

Ground floor cloakroom

Low-level WC, wash hand basin, tiled splashback, wall mounted gas central heating boiler.

First floor landing

Hatch to loft.

Bedroom one 14'2 x 11'10

Radiator, laminate wood flooring, coving to ceiling, two double glazed windows to front aspect.

Bedroom two 11'5 x 11'1

Coving to ceiling, radiator, laminate wood flooring, double glazed window to rear aspect.

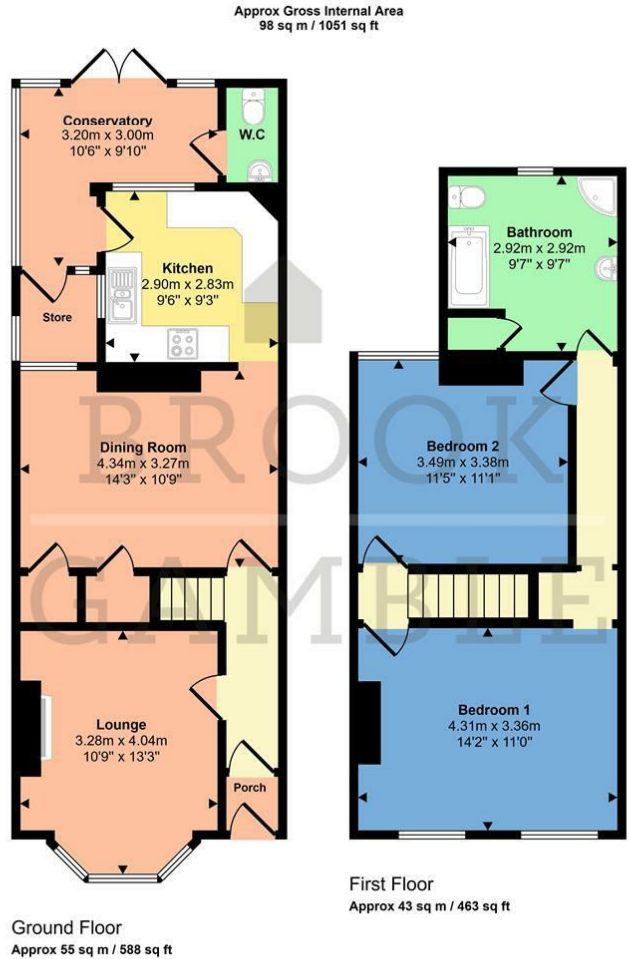
Bathroom 9'7 x 9'7

Comprising white suite, bath with mixer tap and shower attachment, tiled splashback, low-level WC, wash handbasin vanity unit, walk-in shower cubicle with wall mounted "Mira" Vigour electric shower with shower attachment and riser rail, cupboard housing hot water cylinder, double glazed opaque window to rear aspect.

Rear garden

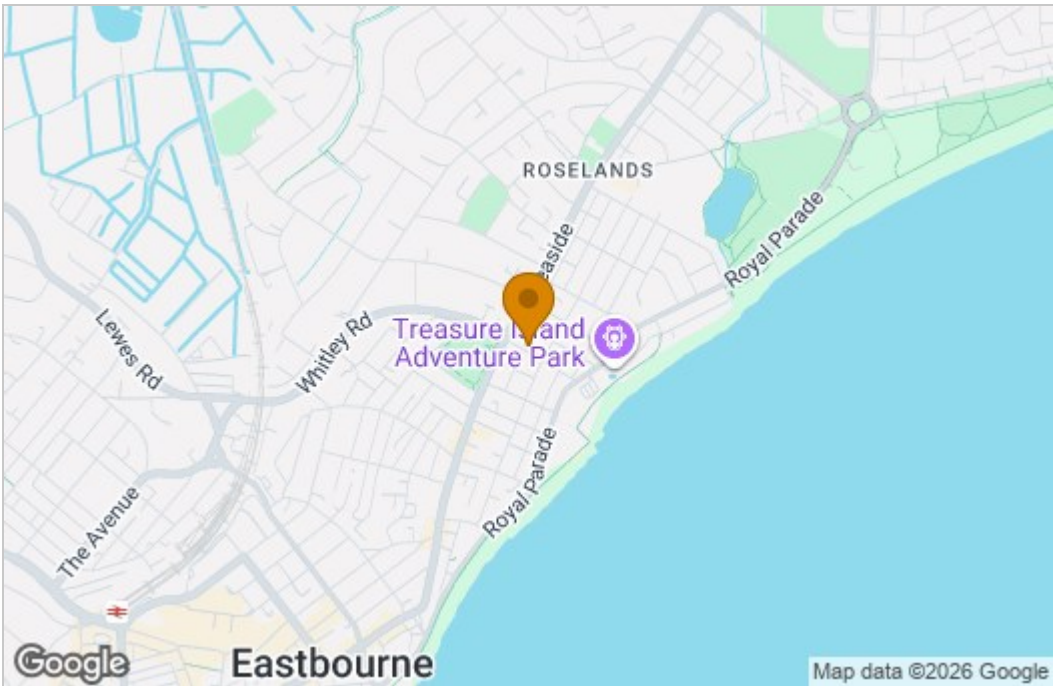
With walled borders, and as you come out of the French doors from the conservatory you walk onto a lovely patio area with a low maintenance shingle border and raised flower bed borders in a beach groyne style, summer house and gate to rear.

# Floor Plan

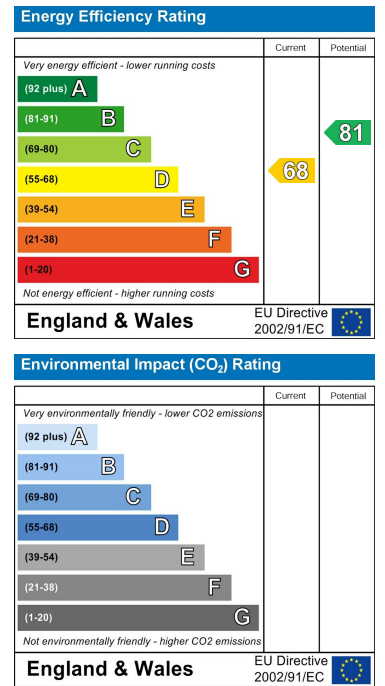


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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