



# BROOK GAMBLE



## 127 Whitley Road, Eastbourne, BN22 8LS

### Offers Over £500,000

Located on Whitley Road in Eastbourne, this impressive house offers a perfect blend of space and comfort, ideal for family living. With seven generously sized bedrooms, there is ample room for everyone, whether you are looking to accommodate a large family or create guest spaces.

The property boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. These rooms are perfect for hosting gatherings or enjoying quiet evenings with loved ones. The layout of the house ensures that each space flows seamlessly into the next, creating a warm and welcoming atmosphere. The thoughtful design of the property caters to modern living, ensuring that every need is met.

Located in the desirable area of Eastbourne, this home is not only spacious but also conveniently situated near local amenities, schools, and parks, making it an ideal choice for families. The vibrant community and beautiful surroundings enhance the appeal of this property, offering a wonderful lifestyle for its future occupants.

In summary, this house on Whitley Road is a rare find, combining generous living space with a prime location. It presents an excellent opportunity for those seeking a comfortable and stylish home in Eastbourne. Do not miss the chance to make this splendid property your own.

### **L-Shaped Reception Hall**

Radiator. Exposed floorboards.

### **Sitting Room 20'9 x 15'7 (6.32m x 4.75m)**

Open fireplace. Picture rail. Radiator. Exposed floorboards. Double bay windows to front and side.

### **Dining Room/Reception Room 2 14'5 x 13'9 (4.39m x 4.19m)**

Open fireplace with tiled insets and cast iron surround. Picture rail. Radiator. Exposed floorboards. Bay window to side. French doors to rear garden.

### **Kitchen/Breakfast Room 15' x 11'1 (4.57m x 3.38m)**

Butler sink. Solid oak work surfaces and hand made wall and base cabinets. Shelving to alcoves flanking chimney breast. Walk in larder cupboard. Space for range cooker in fireplace. Exposed brick walls. Complemented by quarry tiled floor. Stable door to rear garden. Door to:

### **Utility Room**

Wall mounted gas boiler. Window to side. Door to:

### **Downstairs WC**

Low Flush WC

### **First Floor Landing**

Large double airing cupboard. Radiator.

### **Bedroom 2 12'8 x 11 (3.86m x 3.35m)**

Period fireplace. Built-in wardrobe cupboard. Radiator. uPVC replacement double glazed window to rear garden.

### **Bathroom**

Close coupled WC. Wash hand basin inset into free standing storage unit. Bath with Victorian style mixer tap. Part tiling to walls. Window to side.

### **Bedroom 4 12' x 8'8 (3.66m x 2.64m)**

Period fireplace. Window to side. Door to:

### **En-Suite Bathroom**

Shower cubicle. Pedestal wash basin. Low level WC. Radiator. Window to rear.

### **Bedroom 5 / Dressing Room 11'7 x 6'5 (3.53m x 1.96m)**

uPVC double glazed window to side.

### **Bedroom 1 18'2 x 13'3 (5.54m x 4.04m)**

Period fireplace with tiled insets and cast iron surround. Radiator. Exposed floorboards. Twin uPVC double glazed windows to front. uPVC double glazed window to side.

### **Second Floor Landing**

### **Bedroom 3 14'7 x 11'5 (4.45m x 3.48m)**

Built in wardrobe cupboard. Radiator. uPVC double

glazed window to rear with roofscape views towards seafront.

### **Bathroom**

Corner bath. Pedestal wash basin. Radiator. Velux window

### **Bedroom 7 11'4 x 10'4 (3.45m x 3.15m)**

Could be utilised as an additional study or potential en suite. Velux window.

### **Bedroom 6 13'4 x 12'6 (4.06m x 3.81m)**

Measurements are into eaves. Built-in wardrobe cupboard. Velux window

### **External**

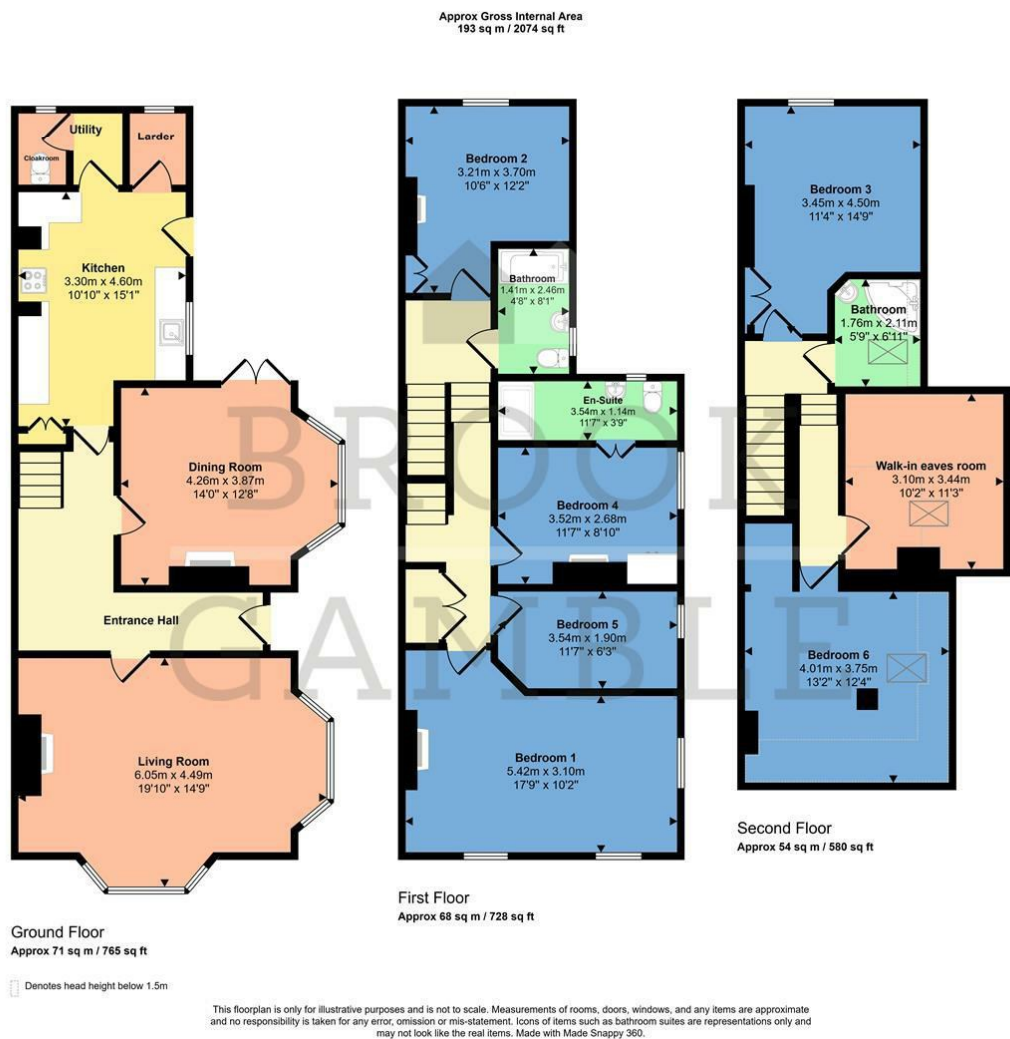
EXTERNAL, The property is set on a corner plot with gardens to three sides. The front and side gardens are landscaped with stone patios, enclosed by low brick wall.

The south facing rear garden is approximately 55' in depth, laid to lawn with raised patio and brick built "kitchen garden". There is an area of raised decking.

There is a dropped kerb at the rear for the off street parking space and a garage/car port.



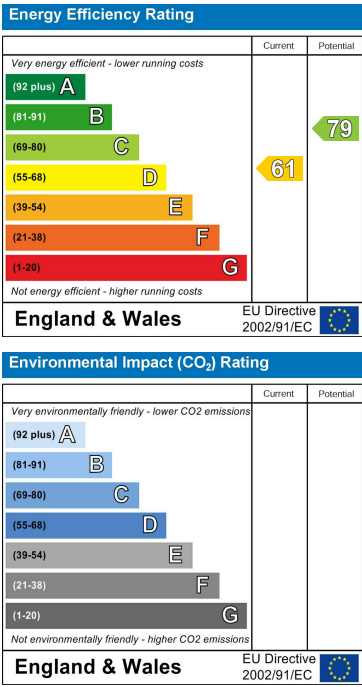
Floor Plan



Area Map



Energy Efficiency Graph



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