



# BROOK GAMBLE



**21 Ash Close, Eastbourne, BN22 0UR**

**£325,000**

Having been lived in by the same family since new, this END OF TERRACE HOUSE offers LARGE ACCOMMODATION, comprising four bedrooms and TWO RECEPTION ROOMS. The ground floor comprises a SPACIOUS LIVING ROOM and LARGE DINING ROOM as well as a GOOD SIZED KITCHEN, CLOAKROOM and large walk-in cupboard. The first floor offers FOUR GOOD SIZED BEDROOMS and SHOWER ROOM, as well as another good sized walk-in cupboard. There is a LARGE EXTERNAL STORAGE CUPBOARD to the front, as well as a DELIGHTFUL AND MUCH CARED FOR REAR GARDEN. Further benefits include gas central heating and uPVC double glazing. There are NEARBY PLAYING FIELDS AND SHOPS as well as POPULAR LOCAL SCHOOLS.

Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Frosted uPVC double glazed door to:

### **Entrance Hall**

Walk-in cupboard (3'2" x 6'7") with light and power. Under stairs storage recess. Radiator.

### **Cloakroom**

Low level WC. Wash basin. Frosted uPVC double glazed window to side.

### **Lounge 15'6" x 11'4" (4.72m x 3.45m)**

Gas fire with marble effect hearth and wood surround. Radiator. uPVC double glazed window to front. Archway to:

### **Dining Room 12'10" x 11'9" (3.91m x 3.58m)**

Built-in brick bar with wood surfaces over. Radiator. uPVC double glazed window to rear. Archway to:

### **Kitchen 12'3" x 9'8" (3.73m x 2.95m)**

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above. Eye-level double oven. Space for fridge freezer. Space and plumbing for washing machine. Space for tumble dryer. Wall units. Storage cupboard. Wall mounted gas boiler. Part tiling to walls. Inset ceiling spotlights. Frosted uPVC double glazed door and uPVC double glazed window to rear garden.

Turning staircase, from entrance hall, to:

### **First Floor Landing**

(L-shaped). Frosted uPVC double glazed window to side, on staircase. Walk-in cupboard (6'6" x 3'0"). Linen cupboard with slatted shelving and lagged cylinder. Radiator. Hatch to loft.

### **Bedroom 1 13'6" x 8'11" excluding door recess**

**(4.11m x 2.72m excluding door recess)**

(Measurements include depth of built-in bedroom furniture). Extensive range of built-in bedroom furniture including built-in wardrobes, over-bed cupboards, bedside shelving and drawers. uPVC double glazed window to rear.

### **Bedroom 2 14'0" max reducing to 9'10" x 10'5"**

**(4.27m max reducing to 3.00m x 3.18m)**

uPVC double glazed window to rear.

### **Bedroom 3 11'9" x 9'8" (3.58m x 2.95m)**

uPVC double glazed window to front.

### **Bedroom 4 10'5" x 6'5" (3.18m x 1.96m)**

uPVC double glazed window to front.

### **Shower Room**

Glazed shower cubicle with wall mounted shower unit. Low level WC. Pedestal wash basin. Tiled walls. Frosted uPVC double glazed window to rear.

### **Outside**

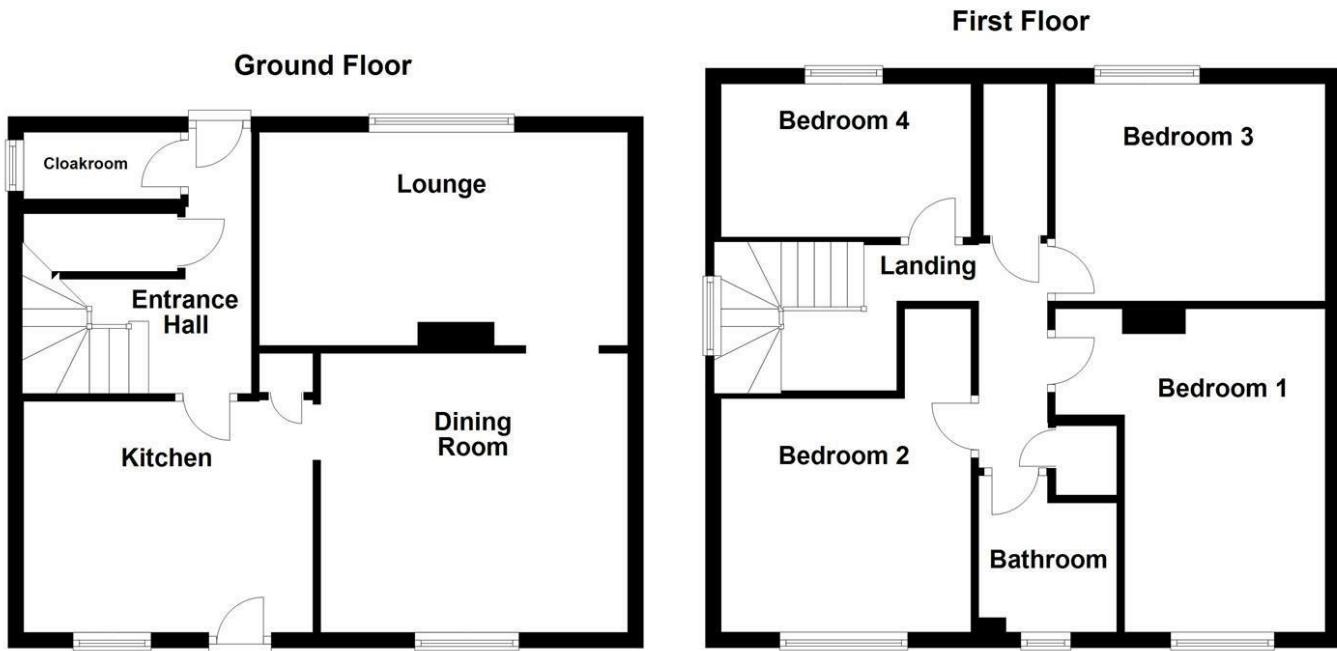
The property enjoys the benefit of an attractive rear garden, laid to paved patio with raised beds containing an attractive variety of plants, shrubs and trees. There is a pergola and the garden is enclosed by timber fencing with gate to rear.

### **Other Information**

Council Tax Band C

Total floor area 110 square metres

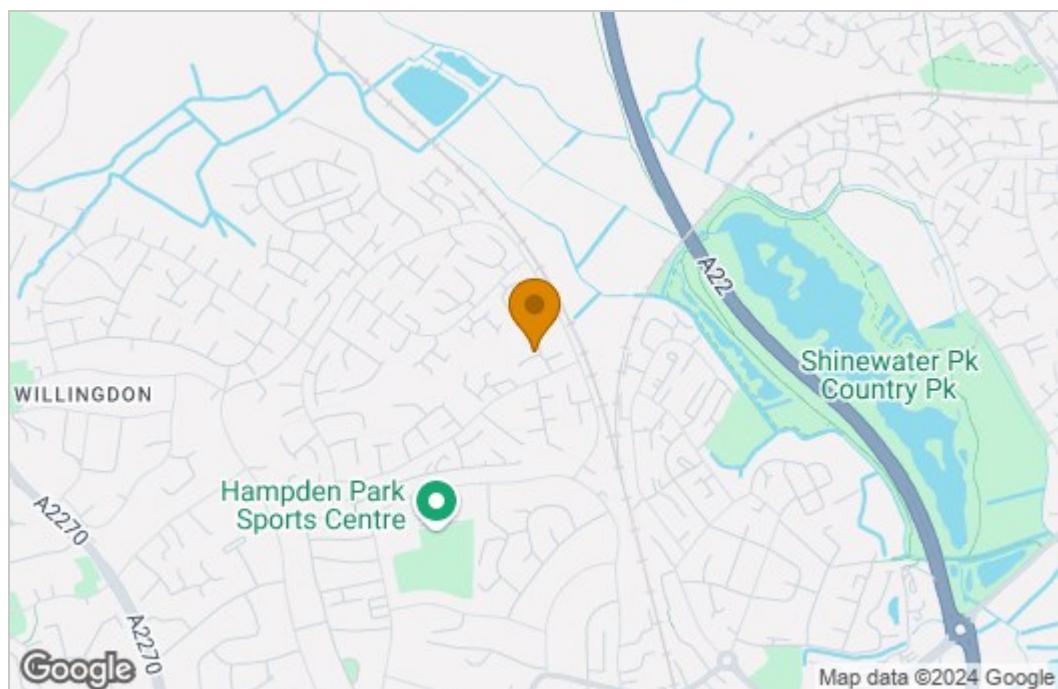
## Floor Plan



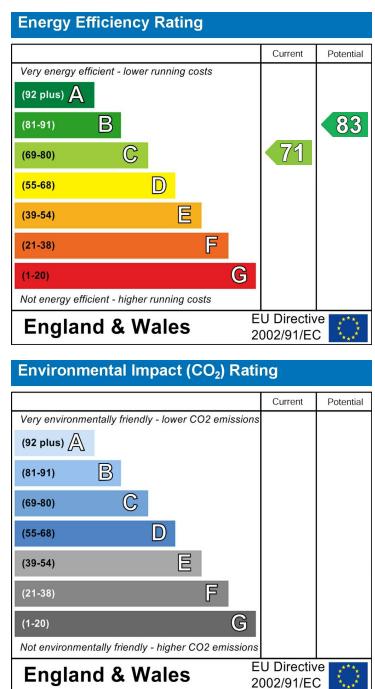
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.