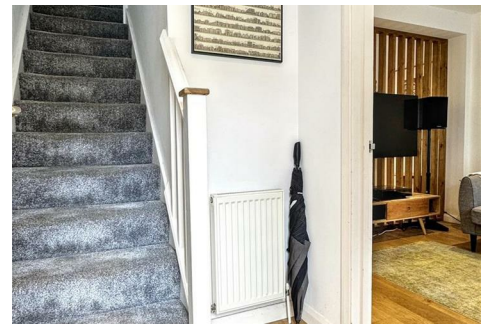




BROOK GAMBLE



9 Melbourne Road, Eastbourne, BN22 8BD

£264,950

Brook Gamble are delighted to offer to the market this extremely well presented extended 2 bedroom mid-terrace house in Seaside. The property boasts wonderful open plan ground floor accommodation with a Lounge, Dining Area and Kitchen and a charming courtyard garden, There are 2 good sized bedrooms and a bathroom to the first floor. Further benefits include gas central heating and uPVC double glazing. Being located close to the seafront and Eastbournes' Town Centre with its mainline railway station and shopping centre, the house is being sold chain free. Viewing is considered essential to fully appreciate this charming home. Sole Agents.

Entrance Hall

Composite front door to Entrance Hall; with radiator, engineered oak flooring, storage cupboard with clothes rail and shelving. Inset ceiling spotlights.

Lounge 12'1 max red to 9'9 x 11'6 (3.68m max red to 2.97m x 3.51m)

Engineered oak flooring, radiator, UPVC double glazed window to front, understairs storage cupboard, inset ceiling spotlights, Open plan with wooden slatted divider to Dining Room.

Dining Area 15'3 max red to 12'3 x 12 (4.65m max red to 3.73m x 3.66m)

Engineered oak flooring, radiator, integrated fridge-freezer, inset ceiling spotlights, UPVC double glazed double doors opening onto Courtyard Garden, open plan to Kitchen.

Kitchen 9'2 x 7'1 (2.79m x 2.16m)

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further range of drawers and base units with wooden working surfaces over incorporating Neff four ring induction hob, with cooker hood above and the electric oven below. Range of matching wall units, part tiling to walls, Integrated washing machine, space and plumbing for dishwasher, kickboard lighting, engineered oak flooring, inset ceiling spotlights, frosted roof lantern, UPVC double glazed window to side.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing. Inset ceiling spotlight, hatch to loft space, light tube, hatch to loft space.

Bedroom 1 12'9 x 11'2 (3.89m x 3.40m)

Measurements exclude the built-in wardrobe cupboards with clothes rail and shelving. Radiator, over bed inset spotlights, 2 uPVC double glazed windows to front.

Bedroom 2 12'4 x 7'9 (3.76m x 2.36m)

Radiator, UPVC double glazed window to rear.

Bathroom 8'5 x 6'8 (2.57m x 2.03m)

Bath with mixer tap, wall mounted shower unit with handheld shower attachment and glazed shower screen. Wash basin with mixer taps, low flush WC, vanity cupboard, heated towel rail, tiled floor, fully tiled walls, inset ceiling spotlights, extractor fan, frosted UPVC double glazed window to rear.

Outside

There is a paved courtyard garden to the rear of the garden, enclosed by timber fencing.

Floor Plan

Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft

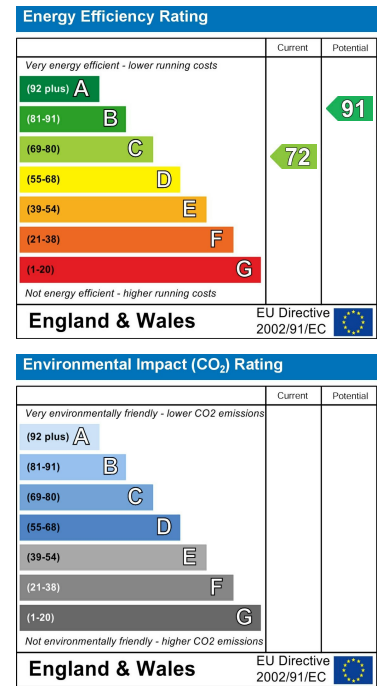
First Floor
Approx 33 sq m / 355 sq ft

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



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