



# BROOK GAMBLE



**20 Greenfield Road, Eastbourne, BN21 1JJ**

**£399,950**

Brook Gamble are delighted to offer to the market this well presented 3 storey, 3 bedroom house in popular Greenfield Road, Old Town. Offering potential for further bedrooms and/or loft conversion (subject to usual planning permissions and consents), the house boasts good sized ground floor living accommodation with lounge, dining room and kitchen, whilst the first floor offers a generous bathroom with shower, a further WC and two bedrooms, with the third bedroom situated on the second floor alongside the entrance to the large attic. The house enjoys a good sized, attractive, well-stocked rear garden and is well located close to Waitrose, The Lamb Inn, Gildredge Park and St Mary's Church as well as popular local schools. Being offered to the market chain free, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Wooden front door opening into Split-Level Entrance Hall; with radiator, dado rail, understairs storage cupboard, ornate archway, wall mounted thermostat.

### **Lounge 14'7 x 12'8 (4.45m x 3.86m)**

Feature period fireplace with tiled hearth and wooden surround. Radiator, half-bay window to front.

### **Dining Room 12'6 x 10'8 (3.81m x 3.25m)**

Radiator, dado rail, wall light, built-in storage cupboard with built-in display shelving above. UPVC double glazed double doors opening onto Rear Garden.

### **Kitchen 14'4 x 9'7 (4.37m x 2.92m)**

Single drainer one and a half bowl sink unit, with mixer taps and cupboards below, Further range of drawers and base units with working surfaces over. Space for gas oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, wall mounted gas boiler, part tiling to walls, wall units, radiator, UPVC double glazed window to side, UPVC double glazed window to rear, UPVC frosted double glazed door opening onto Rear Garden.

### **First Floor Landing**

Stairs rising from Entrance Hall to split-level First Floor Landing; with dado rail and radiator.

### **Bathroom 10'9 x 9'7 (3.28m x 2.92m)**

Fitted bath, low flush WC, pedestal wash basin, tiled shower cubicle with wall mounted shower unit and handheld shower attachment. Glazed shower screen, part tiling to walls, radiator, linen cupboard housing insulated cylinder with slatted shelving above. Frosted UPVC double glazed window to rear.

### **Separate WC**

Low flush suite, frosted UPVC double glazed window to side.

### **Bedroom 1 16'3 x 14'4 (4.95m x 4.37m)**

Measurements into bay window. Radiator, UPVC double glazed window to front and further UPVC double glazed bay window to front.

### **Bedroom 2 12'4 x 10'8 (3.76m x 3.25m)**

Radiator. Original sash window to rear.

### **Second Floor Landing**

Stairs rising from First Floor Landing to 2nd Floor Landing, door to raised access to Attic Storage with light.

### **Bedroom 3 10'8 x 9'5 (3.25m x 2.87m)**

Radiator, UPVC double glazed window to rear aspect with views across rooftops to the South Downs.

### **Outside**

The rear garden is laid mainly to lawn with crazy paved patio area adjacent the house and further patio at the far end of the garden. Range of mature trees and shrubs, timber storage shed, low-level brick wall and fencing, gate for rear access.

# Floor Plan

Approx Gross Internal Area  
111 sq m / 1196 sq ft

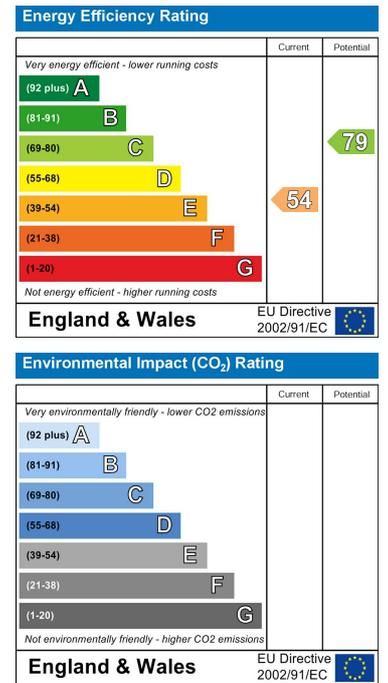


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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