



# BROOK GAMBLE



**6 Rockhurst Drive, Eastbourne, BN20 8UN**

**£325,000**

Brook Gamble are delighted to offer to the market this very well presented 3 bedroom house in the much sought after Old Town area of Eastbourne. With accommodation arranged over 3 floors, the house boasts an En-Suite Shower room to the second floor Master Bedroom with 2 further good sized bedrooms located on the first floor. The ground floor accommodation comprises a 21' through Lounge/Dining Room along with a Kitchen and Utility Room. Benefiting from gas central heating and uPVC double glazing, a particular feature of the house is the rear garden, measuring approximately 60' in length. Ideally located for popular local schools and shops, the house is situated close to bus services which offer easy access into Eastbourne Town Centre and surrounds, as well as enjoying views to The South Downs. Viewing is considered essential. Sole Agents.

### **Entrance Hall**

Leaded light patterned UPVC double glazed front door opening into Entrance Hall; with laminate wood effect flooring, radiator. uPVC double glazed window to front, inset ceiling spotlights, walk-in under stairs storage cupboard with laminate wood effect flooring and light.

### **Lounge / Dining Room 21'4 x 12'2 max (6.50m x 3.71m max)**

Two radiators, laminate wood effect flooring, electric fire with wooden mantle, uPVC double window to front, uPVC double glazed double doors opening onto Rear Garden.

### **Kitchen 10'10 x 8'11 (3.30m x 2.72m)**

Single drainer one and a half bowl sink unit with cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with electric oven below and cooker hood above. Range of matching wall units, wall mounted gas boiler, space and plumbing for dishwasher, space for fridge-freezer, part tiling to walls, uPVC double glazed window to rear, door to Rear Entrance Lobby

### **Rear Entrance Lobby**

Radiator, tiled floor and UPVC double glazed door to Rear Garden.

### **Utility Room 11' x 5'3 (3.35m x 1.60m)**

Space and plumbing for washing machine, further appliance space with working surfaces over and tiled floor.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with inset ceiling spotlights, radiator, uPVC double glazed window to front.

### **Bedroom 3 12'4 x 9'8 (3.76m x 2.95m)**

Radiator, built-in double wardrobe cupboard, uPVC double glazed window to rear.

### **Family Bathroom**

Panelled bath with mixer taps, wall mounted shower unit, pedestal wash basin, low flush WC, heated towel rail, part-tiling to walls, tiled floor, frosted uPVC double glazed window to rear.

### **Bedroom 2 12'3 x 11'7 (3.73m x 3.53m)**

Radiator, built in wardrobe cupboard recess, uPVC double glazed window to front.

### **Second Floor Landing**

Stairs rising from First Floor Landing to Second Floor Landing; with inset ceiling spotlight, storage recess, Velux window to front, door to Bedroom 1.

### **Bedroom 1 15'3 x 11'7 (4.65m x 3.53m)**

Radiator, eaves storage space, inset ceiling spotlights, Velux window to front with views to the

South Downs. UPVC double glazed window to rear also enjoying views to the South Downs. Door to En-Suite Shower Room.

### **En-Suite Shower Room**

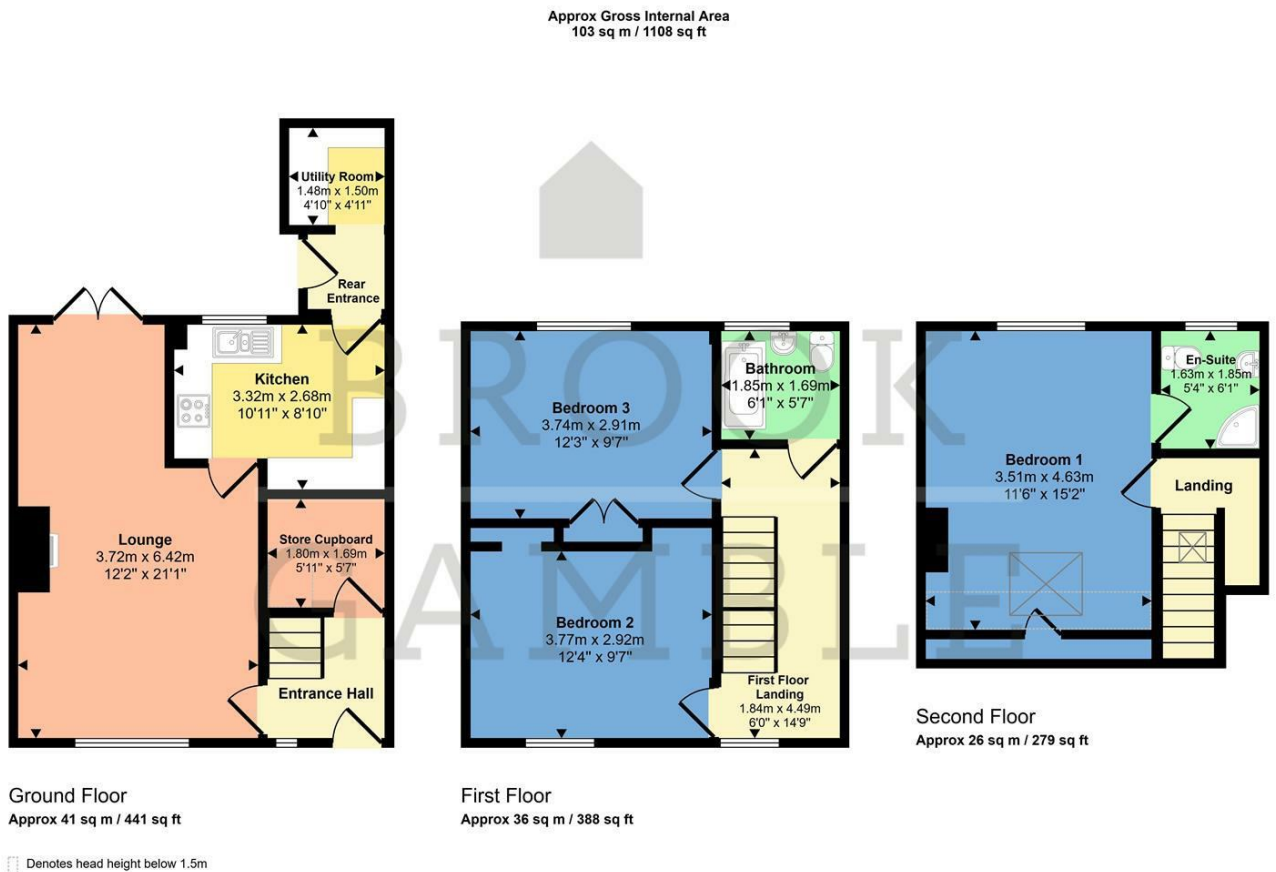
Shower cubicle with wall mounted shower unit, glazed shower screen, tiled walls, pedestal wash basin, low flush WC, inset ceiling spotlights, extractor fan, frosted UPVC double glazed window to rear, heated towel rail, tiled floor.

### **Outside**

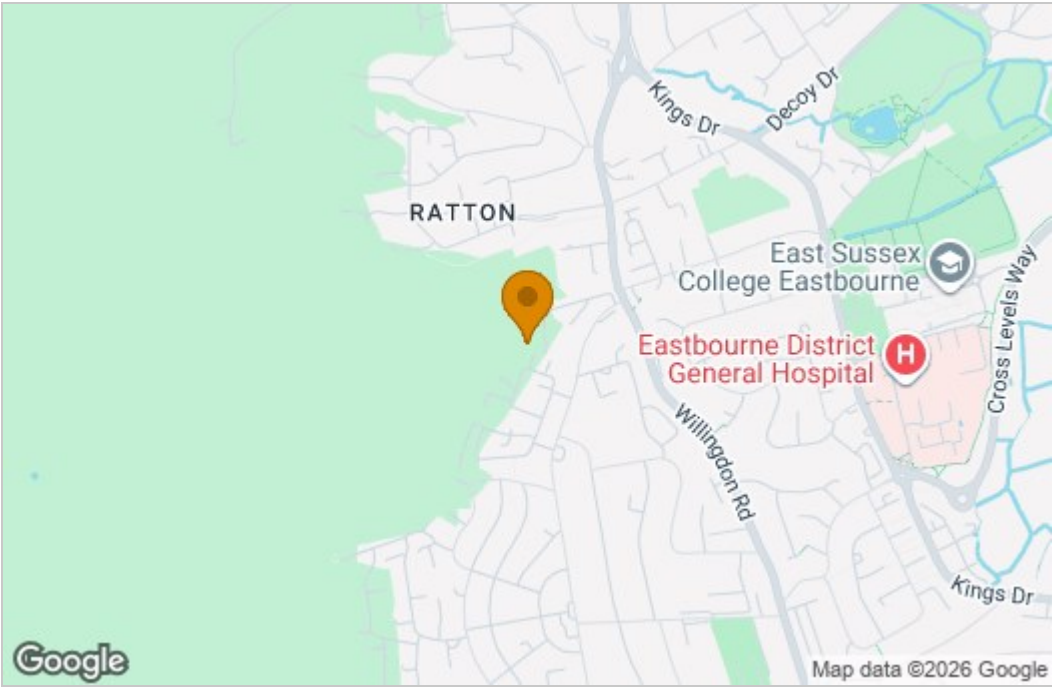
There are gardens to the front and rear of the property. The rear garden measures approximately 60 foot in length and is laid mainly to lawn with two timber storage sheds. The garden is enclosed by timber fencing with a gate for rear access.



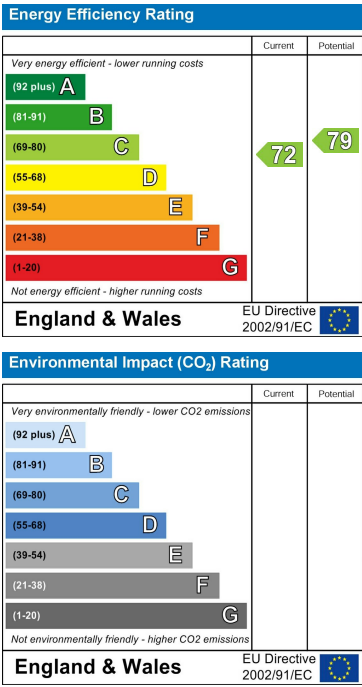
Floor Plan



Area Map



Energy Efficiency Graph



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