



# BROOK GAMBLE



## Selby Cottage The Crescent, Eastbourne, BN20 8PH

**£425,000**

BrookGamble are delighted to offer to the market this very well presented extended 3 bedroom detached house in the much sought after Old Town Area of Eastbourne. The property boasts extended ground floor comprising the Lounge, a large Kitchen / Dining Room, Conservatory as well as Ground Floor Bedroom with an en-suite Cloakroom. There are 2 first floor Bedrooms and a Bathroom. With a well stocked Southerly facing rear garden, the house also benefits from a large driveway to the front giving off street parking for several vehicles. Well located for popular local schools for all ages, the house is also within a short distance of Albert Parade shopping precinct. Bus services run nearby giving access to Eastbourne Town Centre and surrounds. Viewing is considered essential. Sole Agents.

### **Entrance Hall**

Frosted leaded light UPVC double glazed front door opening into Entrance Hall; with tiled floor, radiator, digital wall mounted thermostat, under stairs storage cupboard, picture rail.

### **Lounge 13'9 into bay x 10'9 (4.19m into bay x 3.28m )**

Real flame gas fire with marble effect hearth and surround with wooden mantle over. Radiator, UPVC double glazed bay window to front.

### **Kitchen / Dining Room 25'2 x 10'6 narrowing to 6'9 (7.67m x 3.20m narrowing to 2.06m)**

#### **Dining Room**

Storage recess housing fridge-freezer, radiator, leaded light patterned double glazed window and double door doors open opening into Conservatory. Open Plan to Kitchen.

#### **Kitchen**

Enamel sink unit with cupboards below. Wooden work surfaces with further range of drawers and base units below. Space and plumbing for washing machine, integrated dishwasher, wall units, part tiling to walls, extractor fan, UPVC double glazed window to rear. Space for gas cooker with cooker hood above.

### **Conservatory 17'7 x 7'9 (5.36m x 2.36m)**

Pitched roof, UPVC double glazed windows to rear, wall light, UPVC double glazed door to Rear Garden.

### **Ground Floor Bedroom 3 14'5 into bay x 7'5 (4.39m into bay x 2.26m)**

Radiator UPVC double glazed bay window to front, wall lights, door to En-Suite Cloakroom.

#### **Cloakroom**

Low flush WC, pedestal wash basin, heated towel rail, tiled floor, part tiling to walls, extractor fan.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with frosted leaded light UPVC double glazed window to side. Cupboard housing wall mounted gas boiler. Hatch to Loft Space, with light, boarding and loft ladder.

### **Bedroom 1 16'7 x 14'3 (5.05m x 4.34m)**

Feature fireplace with tiled surround, picture rail, two radiators, UPVC double glazed bay window to front and further UPVC double window to front.

### **Bedroom 2 11'6 x 10'4 (3.51m x 3.15m)**

Radiator, UPVC double glazed window to rear.

#### **Bathroom**

Bath with mixer taps, handheld telephone style shower attachment, wall mounted shower unit,

pedestal wash basin, low flush WC, tiled walls, tiled floor, radiator with heated towel rail, frosted UPVC double glazed window to rear.

#### **Outside**

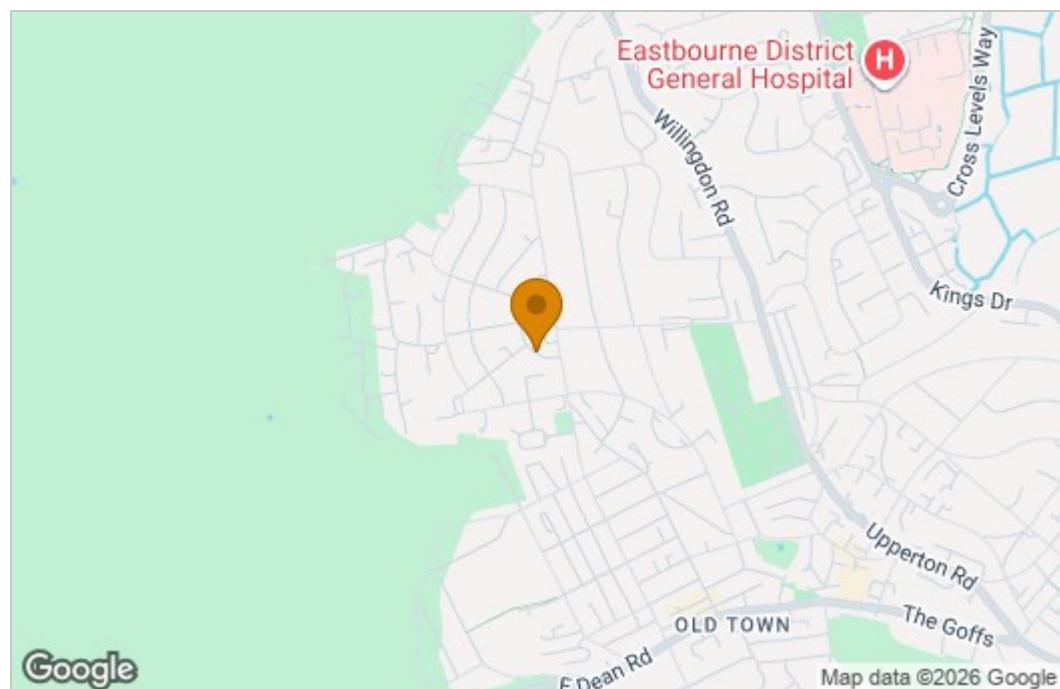
There are gardens to the front and rear of the property.

The rear garden laid to lawn with mature trees and shrubs and a storage shed. The garden is enclosed by timber fencing with a gate for side access.

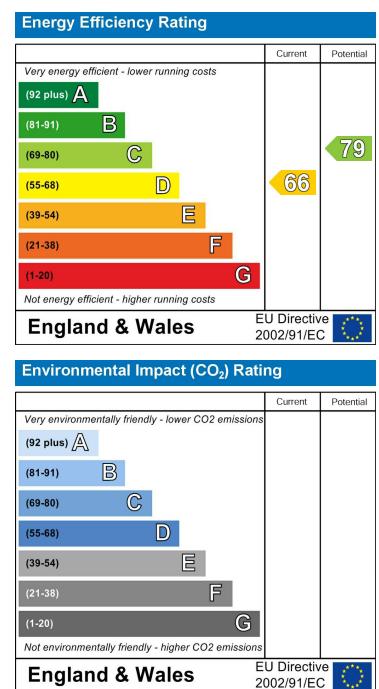
The front garden has a hedge border and is arranged as a driveway giving parking for several vehicles.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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