



# BROOK GAMBLE



**23 Le Brun Road, Eastbourne, BN21 2HZ**

**£850,000**

Brook Gamble are delighted to offer to the market this wonderful, individual detached family home, located in a much sought after residential street in Upperton, the house has been in the same ownership for many years and offers a wealth of charm and character. Having been lovingly maintained, the accommodation is arranged over 4 floors with an externally accessed Garden Room/Play Room on the lower ground floor. The ground floor boasts a delightful Reception Hall, flanked by both the triple aspect Lounge, with period fireplace and sun balcony, and the large Dining Room, whilst the Kitchen is a good size and enjoys integrated appliances. The first floor accommodation comprises 3 large bedrooms, with the master Bedroom enjoying a large En-Suite Shower Room, and a large Family Bathroom. The second floor boasts a large Bedroom. The house also boasts a gated driveway, giving access to the Garage. The Garden is a particular feature, having been skilfully landscaped and enjoys a wealth of mature trees, shrubs and borders, as well as a lawn, summerhouse, ponds and patio. Being sold chain free, viewing is considered essential to fully appreciate this lovely home. Sole Agents.

**Reception Hall 14'5 x 9'9 (4.39m x 2.97m)**

Glazed front door with UPVC double glazed side screens opening into Reception Hall; with tiled floor, radiator, picture rail, feature archway, dado rail, wall mounted thermostat.

**Lounge 22'3 excluding bay x 13'2 (6.78m excluding bay x 4.01m)**

Period marble fireplace and hearth, wall lights, two radiators. Triple aspect with two UPVC double glazed windows to the side, UPVC double glazed bay window to the front with window seat. UPVC double glazed double doors with side screen opening onto balcony overlooking rear garden. Storage cupboard with shelving.

**Dining Room 13'8 excluding bay x 14'9 (4.17m excluding bay x 4.50m)**

Marble fireplace, picture rail, radiator, UPVC double glazed bay window to front, twin UPVC double glazed windows to side flanking the fireplace.

**Kitchen 14'8 excluding door recess x 12'6 (4.47m excluding door recess x 3.81m)**

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 range oven with cooker above. Integrated washing machine, space for tumble dryer, fitted dresser with glazed cupboards and shelving, and further cupboards below, integrated fridge and freezer, radiator, wall units, under cupboard lighting, part tiling to walls, inset ceiling spotlights, UPVC double glazed window to side, UPVC double glazed window to rear. UPVC door opening onto rear balconied walkway with staircase to garden and External Boiler Cupboard; with wall mounted gas boiler and space for fridge-freezer.

**Lower Hallway**

Four steps down from the reception hall to the Lower Hallway with picture rail, radiator, panelled glazed window to rear, door to cloakroom.

**Cloakroom**

Low flush WC, wash basin with mixer taps, wall light, part-tiling to walls, tiled floor, radiator, UPVC double glazed window to rear.

**First Floor Landing**

Turning staircase from Reception hall to First Floor Landing; UPVC double glazed window to rear overlooking the rear garden, picture rail, radiator, linen cupboard with slatted shelving and insulated cylinder.

**Bedroom 1 16'1 max x 13'5 (4.90m max x 4.09m)**

Built-in cupboard with shelving above, radiator, picture rail, UPVC double glazed window to side, UPVC double glazed window to front, door to En-Suite Shower Room.

**En-Suite Shower Room 9'9 x 7'1 (2.97m x 2.16m)**

Shower cubicle having wall mounted shower unit, glazed shower screen, mainly tiled walls, wash basin, inset into vanity unit with drawers and cupboards below, low flush WC, radiator, picture rail, heated towel rail, UPVC double glazed window to front.

**Bedroom 2 14'7 x 12'6 (4.45m x 3.81m)**

Built-in double wardrobe cupboard, radiator, picture rail, window seat, UPVC double glazed window to side, UPVC double glazed window to rear.

**Bedroom 3 14'6 x 12'4 (4.42m x 3.76m)**

Range of built-in bedroom furniture including wardrobe cupboards, over bed storage cupboards, bedside cabinets with glazed shelving, dressing table, radiator, dado rail, inset ceiling spotlights, UPVC double glazed window to front.

**Family Bathroom 9'2 x 7'2 (2.79m x 2.18m)**

Kidney shaped jacuzzi bath with mixer tap and wall mounted shower unit. Glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, inset ceiling spotlights, tiled walls and floor, frosted UPVC double glazed window to side, fitted mirror and light, shaver point.

**Second Floor Landing**

Turning staircase from First Floor Landing to Second Floor Landing; with doorway leading to wrap around eaves storage with light. Walk-in wardrobe cupboard measuring 4'2" x 5' 5" with clothes rail, shelving and light.

**Bedroom 4 18'10 x 12'11 max (5.74m x 3.94m max)**

Picture rail, radiator, door to eaves storage, UPVC double glazed window to rear.

**Garden Room/ Play Room 16' x 11'9 (4.88m x 3.58m)**

External access from garden via steps down to Garden Room; fitted book shelving and work surfaces, fireplace with wooden surround, inset ceiling spotlights, wall lights, UPVC double glazed window to side, twin UPVC double glazed windows to front, borrowed window and doorway to further Under-house Storage Area, measuring 4'9" x 13'9" with shelving and inset spotlights.

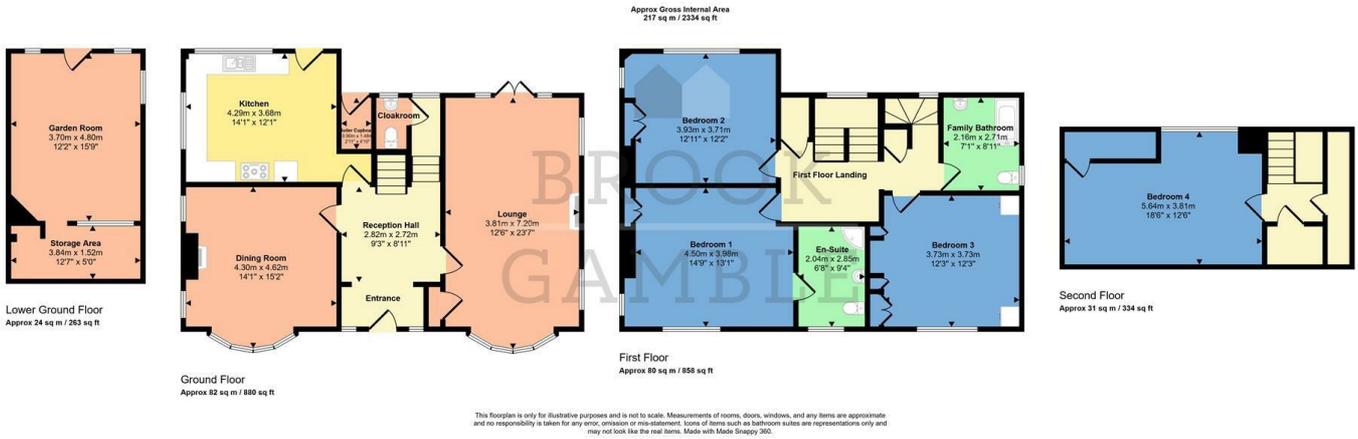
**Outside**

There are gardens to the front and rear of the property. The landscaped front garden has a range of mature trees and shrubs, with a gated driveway leading to the Garage.

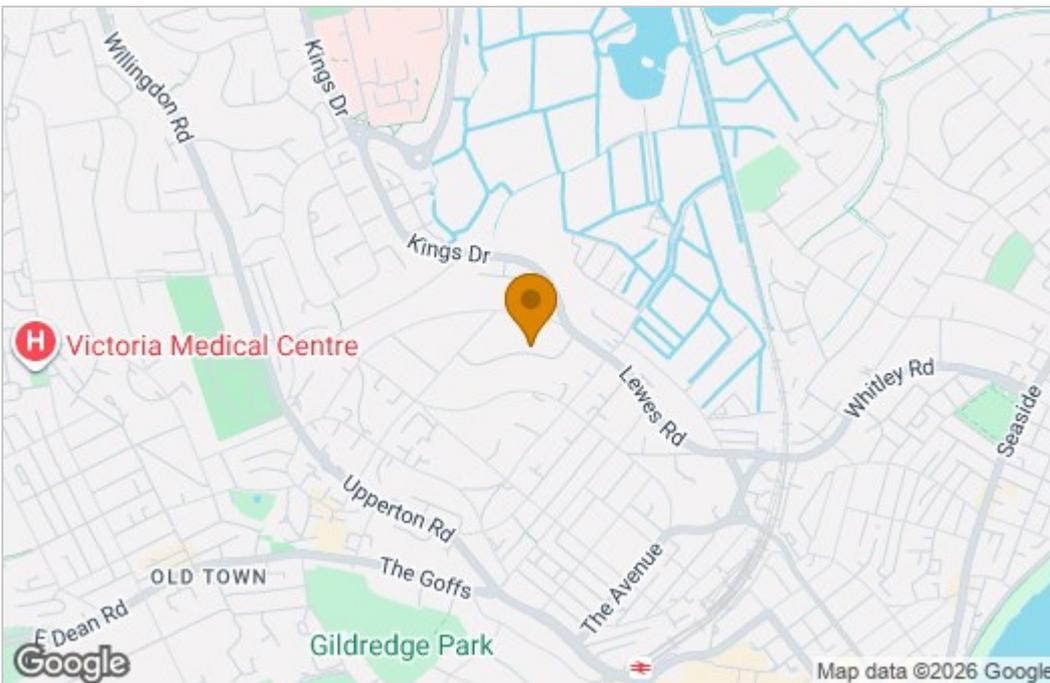
The Garage measures approximately 27' in length with up and over door. To the rear of the garage is an external Storeroom/Workshop with light and power and a UPVC double glazed window to rear.

The rear garden has been skilfully landscaped and offers range of mature trees and shrubs and a stepped pathway down to a lawned area. There's a raised brick paved patio, a timber summer house (measuring 11'7 x 7'8) with power, glazed double doors and glazed windows to three sides and a greenhouse. Pathways circumvent the garden, whilst there is a further glazed storage shed, two ponds, raised flower beds and a metal storage shed. There are gates giving access to the front of the property.

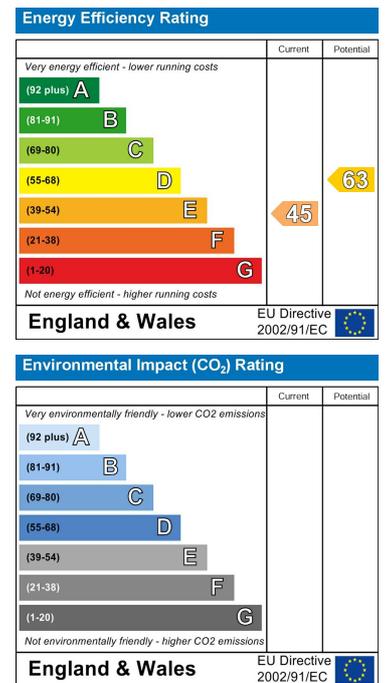
# Floor Plan



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