BROOK GAMBLE









25 Iden Street, Eastbourne, BN22 9HD

£204,950

Brook Gamble are delighted to offer to the market this 2 bedroom mid-terrace house in Hampden Park. The house is well presented though it does require some modernisation in the Kitchen and Conservatory. The property currently has a sub-divided front bedroom and a further good sized bedrooms. Benefits include gas central heating and double glazing as well as being sold chain free. Local bus services run nearby offering access in and out of Eastbourne and surrounds. Viewing is considered essential. Sole Agents.

Entrance
Front door opening into Entrance Porch; with laminate wood effect flooring, inner door to Entrance Hall.

Lounge 14'11 x 11'10 (4.55m x 3.61m)
Gas fire having tiled hearth and surround, double radiator, understair storage cupboard, uPVC double glazed window to front. Sliding door and frosted borrowed window to Kitchen /Breakfast Room.

Kitchen / Breakfast Room 15'2 x 8'2 (4.62m x 2.49m)
Single drainer sink unit with mixer tap and base unit below. Further base units with working surfaces over. Space for gas oven, double radiator, UPVC double glazed window and single glazed door to Conservatory.

Conservatory 15'2 x 8 (4.62m x 2.44m)
Space and plumbing for washing machine, boiler cupboard which measures 7'7" x 3'9" with wall mounted gas boiler. The conservatory has radiator and UPVC double glazed windows and a door to the Rear Garden.

First Floor Landing
Stairs rising from Entrance Hall to First Floor Landing.

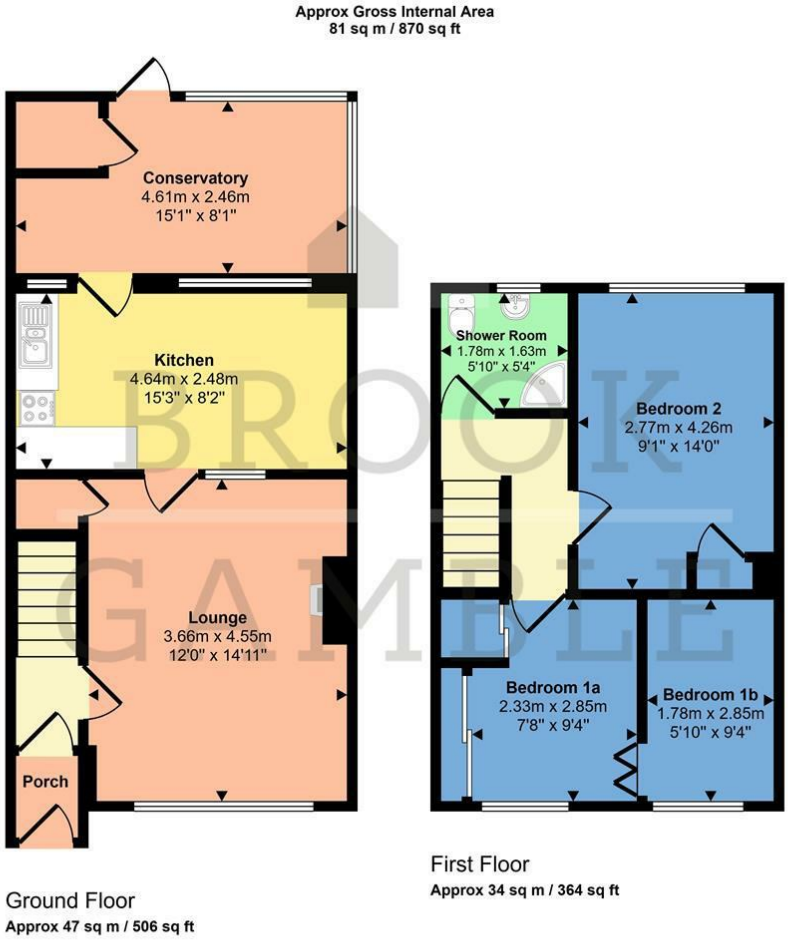
Bedroom 1 15'3 x 9'4 (4.65m x 2.84m)
Currently subdivided into 2 smaller rooms. Built-in wardrobe cupboard. One room measuring 9' 4 x 9'5, with a sliding door to the further room measuring 9'4 x 5'9; with a radiator and UPVC double glazed window to front front in each.

Bedroom 2 13'8 x 9 (4.17m x 2.74m)
Radiator, linen cupboard housing insulated cylinder with slatted shelving above. UPVC double glazed window to rear.

Shower Room
Glazed shower cubicle, wall mounted shower unit, wash basin inset into vanity unit with cupboard below. Low flush WC, radiator, frosted UPVC double glazed window to rear.

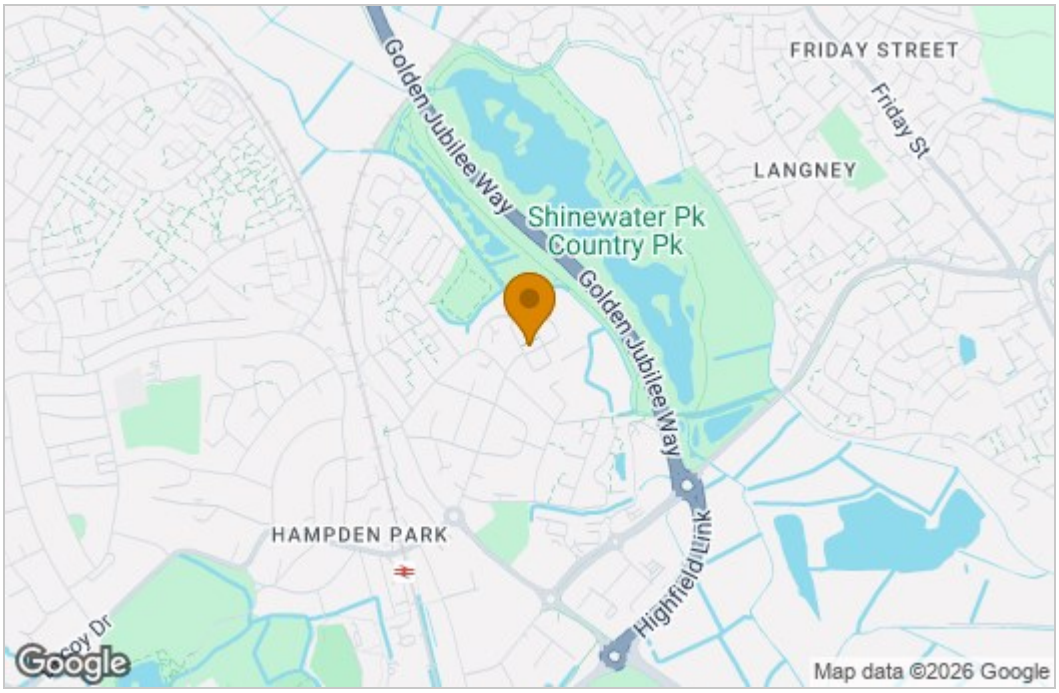
Outside
The Rear Garden is a paved courtyard enclosed by walls and has a gate for rear access. The front garden is paved patio with flowerbed.

Floor Plan

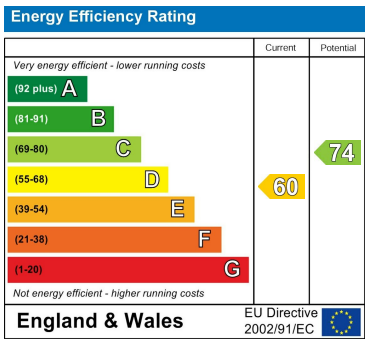


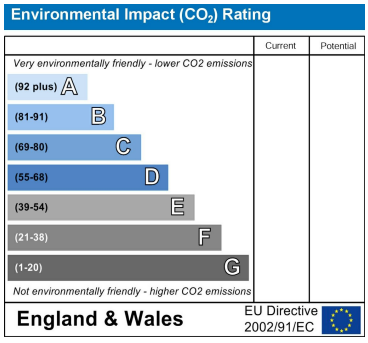
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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