



# BROOK GAMBLE



**17 Beechwood Crescent, Eastbourne, BN20 8AE**

**Offers In Excess Of £370,000**

This attractive 3 bedroom semi-detached house is located in a popular setting close to Gildredge House School and Gildredge Park. Boasting an en-suite shower room to the master bedroom, the house further boasts an open-plan Lounge and Dining Room . The house further benefits from gas central heating and uPVC double glazing, whilst also enjoying a good sized attractive rear garden. A particular feature of the house is it's driveway and garage being adjacent the house. Viewing is considered essential to fully appreciate the property. Sole Agents.

## **Entrance Hall**

?Composite double glazed front door opening into Entrance Hall; with radiator, glazed door to Lounge.

## **Lounge 14'9 x 12'9 excluding recess (4.50m x 3.89m excluding recess)**

With tiled fireplace and hearth, built-in storage cupboards and shelving, radiator, UPVC double glazed bay window to front. Open-plan to Dining Room.

## **Dining Room 10' x 8'9 (3.05m x 2.67m)**

Radiator, understairs storage cupboard. UPVC double glazed window to side. UPVC double glazed double doors opening onto Rear Garden. Doorway to Kitchen.

## **Kitchen 9'11 x 8'2 (3.02m x 2.49m)**

Single drainer sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob, with cooker hood above and electric oven below. Space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, wall units, part tiling to walls, UPVC double glazed window to rear.

## **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with hatch to space, UPVC double glazed window to side.

## **Bedroom 1 14'3 x 11'2 (4.34m x 3.40m)**

Measurements exclude the depth of the built-in double wardrobe cupboard. Radiator, UPVC double glazed bay window to front. Bi-fold door to En-suite Shower Room

## **En-Suite Shower Room**

Glazed shower cubicle, wall mounted shower unit, handheld shower attachment, pedestal wash basin, low flush WC, tiled walls, extractor fan, inset ceiling spotlights.

## **Bedroom 2 11'2 into door recess x 10'1 (3.40m**

**into door recess x 3.07m)**

Radiator, UPVC double glazed window to rear.

## **Bedroom 3 9'4 x 6' (2.84m x 1.83m)**

Built-in wardrobe cupboard, radiator, UPVC double glazed window to front.

## **Bathroom**

Panelled bath with mixer taps, wall mounted shower unit with handheld shower attachment and folding shower screen. Wash basin inset into vanity cupboard, tiled floor, tiled walls, heated towel rail, frosted UPVC double glazed window to rear.

## **Separate WC**

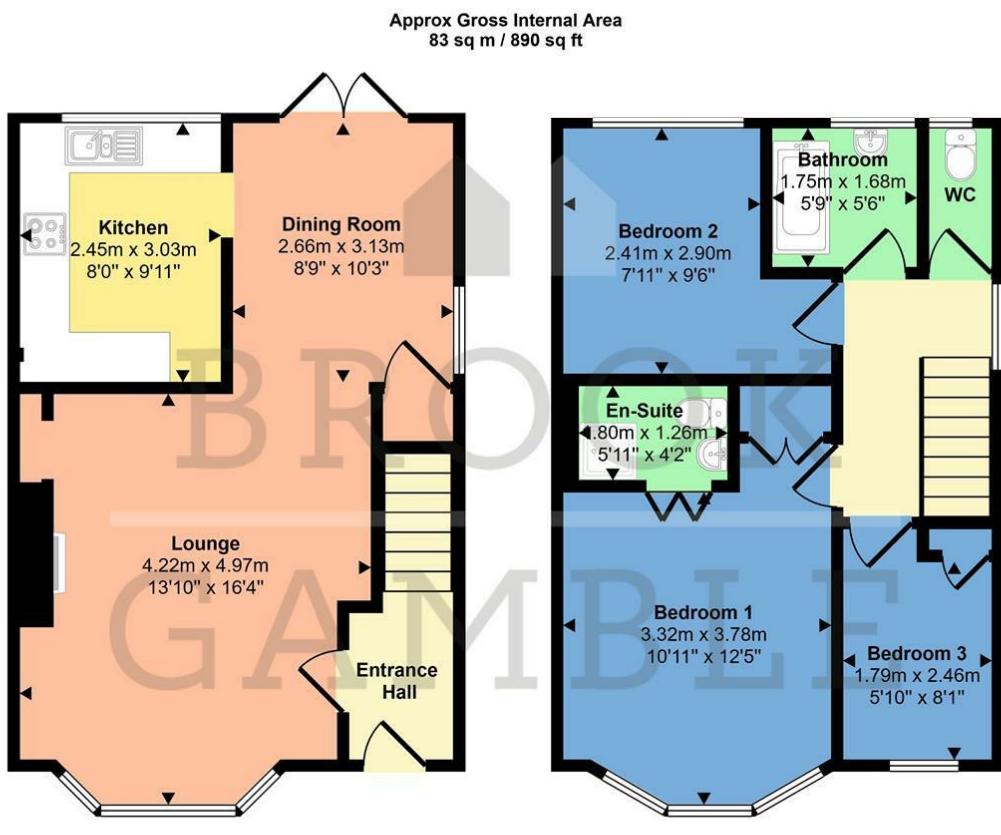
Low flush suite and tiled floor with frosted UPVC double glazed window to rear.

## **Outside**

The front of the property is laid to lawn with flowerbeds and a driveway for off street parking leading to the Garage with up and over door.

Rear Garden is arranged with steps down to paved patio area and lawn with flowerbeds. The garden wraps around to the side with covered seating, trees, shrubs, timber fencing, brick wall, gate for side access.

## Floor Plan



Ground Floor

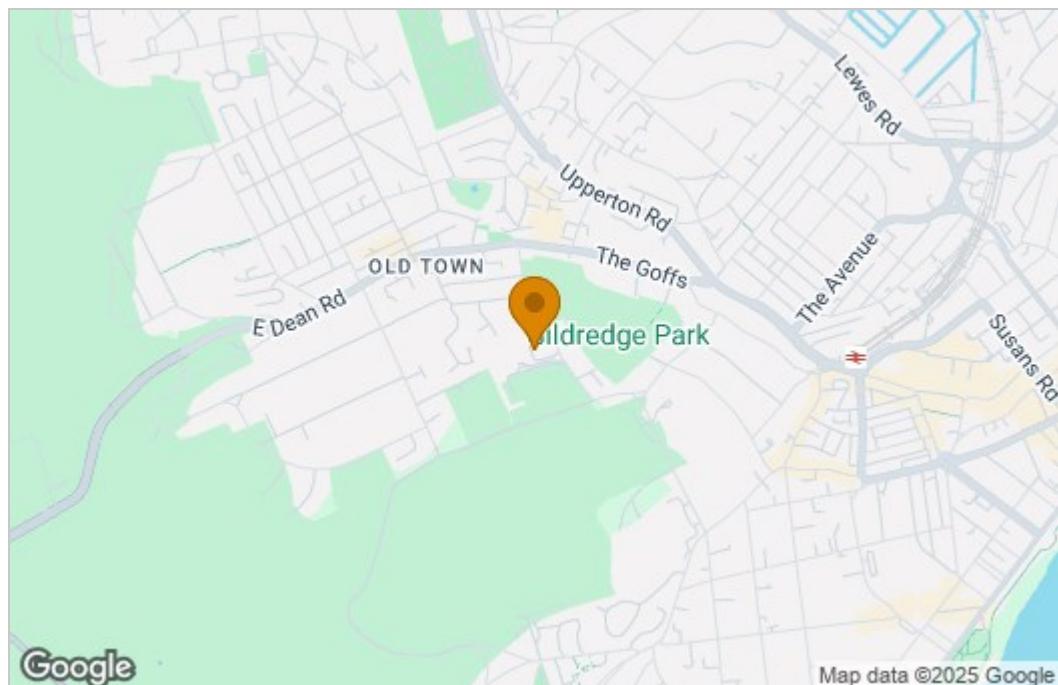
Approx 41 sq m / 446 sq ft

First Floor

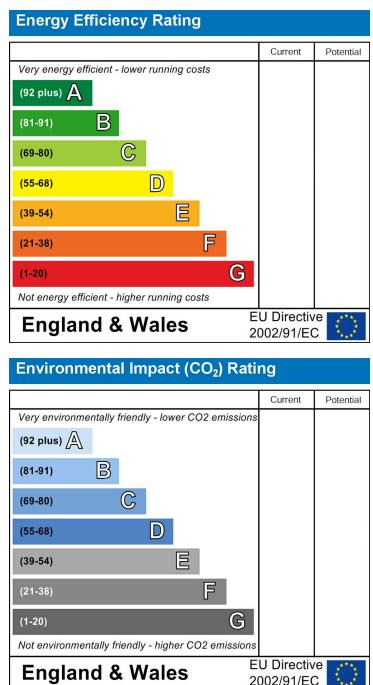
Approx 41 sq m / 444 sq ft

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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