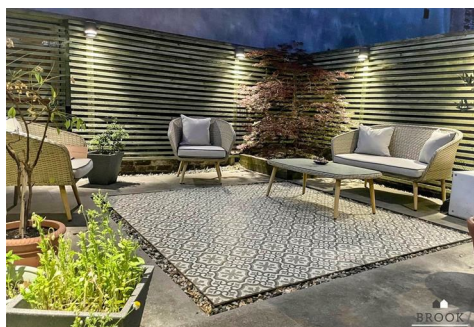




# BROOK GAMBLE



**71 Bourne Street, Eastbourne, BN21 3SB**

**£269,950**

Brook Gamble offer to the market this lovely 2 bedroom terraced home situated close to Eastbourne Town Centre, Seafront and Railway Station. The property, which is presented to a high standard throughout, boasts a 24' through lounge/dining room as well as having a good sized kitchen. The split-level first floor comprises the luxurious bathroom with a shower cubicle and bath whilst the 2 bedrooms are both doubles. The master bedroom enjoys far reaching views towards The South Downs. The house benefits from gas central heating and uPVC double glazing as well as having a charming courtyard garden to the rear. Being sold chain free, viewing is considered essential to fully appreciate this delightful home. Sole agents.

### **Entrance Hall**

Frosted UPVC double glazed front door opening into Entrance Hall; with radiator, door to Lounge.

### **Lounge 13'4 into bay x 11'1 (4.06m into bay x 3.38m)**

Radiator, UPVC double glazed bay window to front. Open plan with archway to Dining Room.

### **Dining Room 11' x 10'5 (3.35m x 3.18m)**

Radiator, wall light, UPVC double glazed window to rear, under stairs storage cupboard. Door to Kitchen

### **Kitchen 12'6 x 9'1 (3.81m x 2.77m)**

Single drainer stainless steel sink unit with mixed tap and 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, under-cupboard lighting, part tiling to walls, cupboard housing wall mounted gas boiler, space and plumbing for washing machine, space for fridge freezer, radiator, 2 x UPVC double glazed windows to rear. UPVC double glazed window and door leading onto Rear Garden.

### **First Floor Landing**

Stairs rising from Entrance Hall to Split-level First Floor Landing; with 2 loft hatches giving access to loft spaces. Storage cupboard with slatted shelving.

### **Bathroom 9' x 8'9 (2.74m x 2.67m)**

Fitted panelled bath with mixer taps and handheld shower attachment, glazed shower cubicle with tiled walls and wall mounted shower unit, wash basin set into vanity unit with cupboard below, heated towel rail, part tiling to walls, radiator, frosted UPVC double glazed window to rear.

### **Bedroom 1 13'9 into bay x 14'10 (4.19m into bay x 4.52m)**

Radiator, UPVC double glazed bay window to front with views towards The South Downs.

### **Bedroom 2 9'1 x 10'4 (2.77m x 3.15m)**

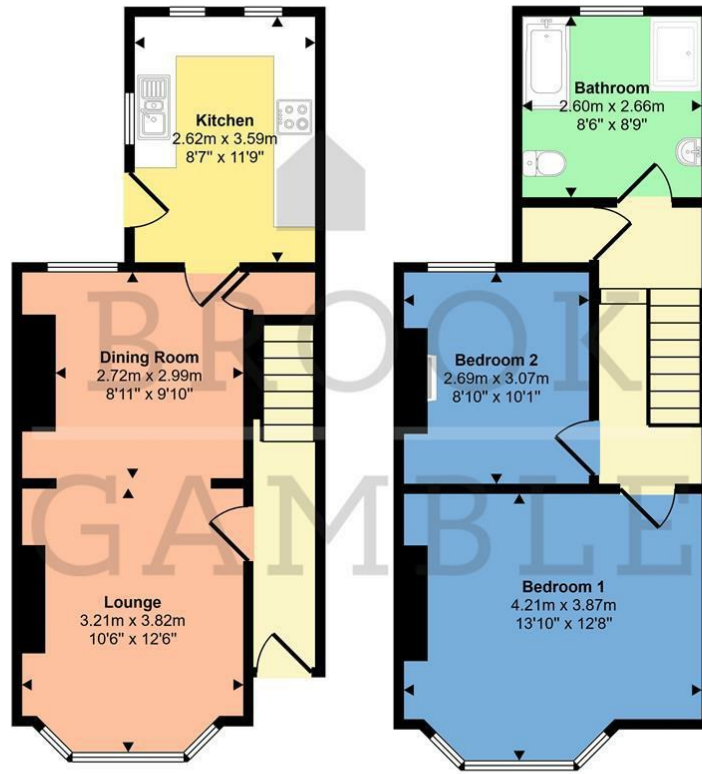
Feature fireplace with ornate surround and wooden mantle, radiator, UPVC double glazed window to rear.

### **Outside**

The rear garden is arranged as an attractive tiled and paved courtyard with timber fencing and lighting, with a gate for rear access.

# Floor Plan

Approx Gross Internal Area  
76 sq m / 823 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft

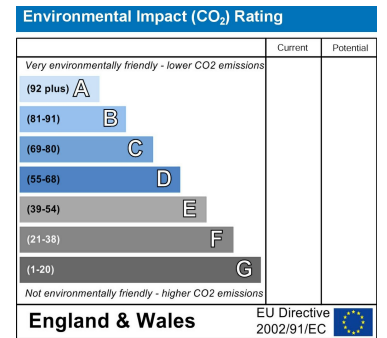
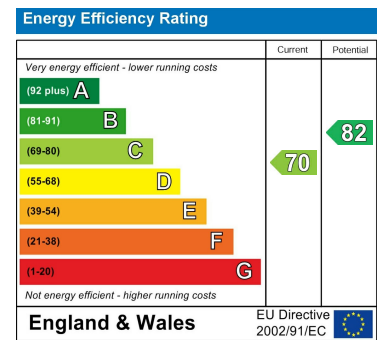
First Floor  
Approx 39 sq m / 416 sq ft

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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