BROOK
GAMBLE

10 Bracken Road, Eastbourne, BN20 8SH

£360,000

Located at the foot of the downs in charming Bracken Road in Eastbourne, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a huge fully fitted kitchen breakfast room, ideal for both relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The property boasts four generously sized bedrooms, with the master bedroom featuring a convenient ensuite bathroom, providing a private sanctuary for your daily routines. In total, there are three bathrooms, ensuring ample facilities for family and guests alike. One of the standout features of this home is the delightful rear garden, a perfect space for outdoor gatherings, gardening enthusiasts, or simply enjoying a quiet moment in nature. The garden offers a tranquil retreat, enhancing the overall appeal of the property. Additionally, the house includes a garage en bloc.

Accommodation Comprising
Double glazed main front door.

Hallway
Recessed spotlighting, radiator, double glazed window to side aspect.

Ground Floor Shower Room
Comprising walk-in shower cubicle, low-level WC, wash hand basin, electric shaver point, heated towel ladder,

Under Stair Storage Cupboard
Wall mounted “Worcester” gas central heating boiler, wall mounted consumer unit, recessed spotlighting.

Fully Fitted Kitchen Breakfast Room
Fitted in a range of wall and floor cupboards and base units, 1 1/2 bowl sink unit and mixer tap, complementary work surface, four ring gas hob with extractor hood above, electric oven, with fitted microwave oven, fitted fridge freezer, extra fitted fridge, fitted dishwasher, fitted washing machine, fitted tumble dryer, tiled splashback, recessed spotlighting, tiled flooring, radiator, double glazed window to rear aspect overlooking rear garden, double glazed door leading to side aspect, double glazed French doors leading onto rear garden. Glazed doors leading through to Lounge.

Lounge 17'1 x 11'9 Maximum (Into chimney recess)
With fitted log burner and hearth, wood flooring, stairs rising to 1st floor landing, double glazed window to front aspect, door leading into hallway.

First Floor Landing

Master Bedroom With Ensuite
Comprising recessed spotlighting, television aerial point, radiator, double glazed French doors leading to a Juliet balcony. Double glazed window to rear aspect. Far reaching view towards Eastbourne seafront.

Ensuite Shower Room
Low-level WC, laminate wood flooring, tiled walls, heated towel ladder, walk-in shower cubicle, wash hand basin, extractor fan, recessed spotlighting, double glazed window to rear.

Bedroom Two
With built-in wardrobe and hanging rail and shelving above, hatch to loft, double glazed window to front aspect, radiator.

Bedroom Three
Built-in double wardrobe, radiator, double glazed window to front aspect.

Bedroom Four
Radiator, double glazed window to rear aspect.

Family Bathroom
Comprising a white suite, low-level WC, wash hand basin, tiled flooring, double glazed window to side aspect, bath with mixer tap and wall mounted shower.

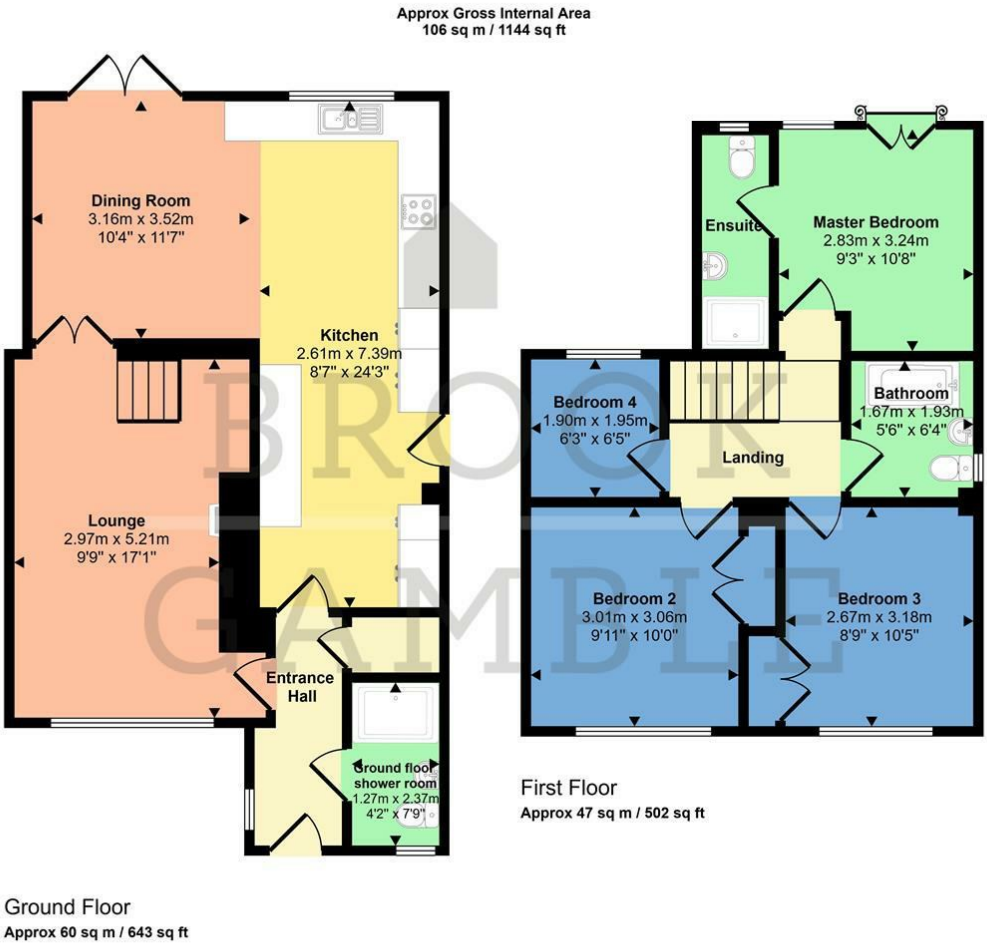
Front garden
Laid to lawn, steppingstone pathway to house.

Rear garden
With fenced borders, patio area as you step out from the lounge, steps down leading onto a delightful lawn area and a further patio, shed, gate to side.

Garage En Block
With Up and over door.

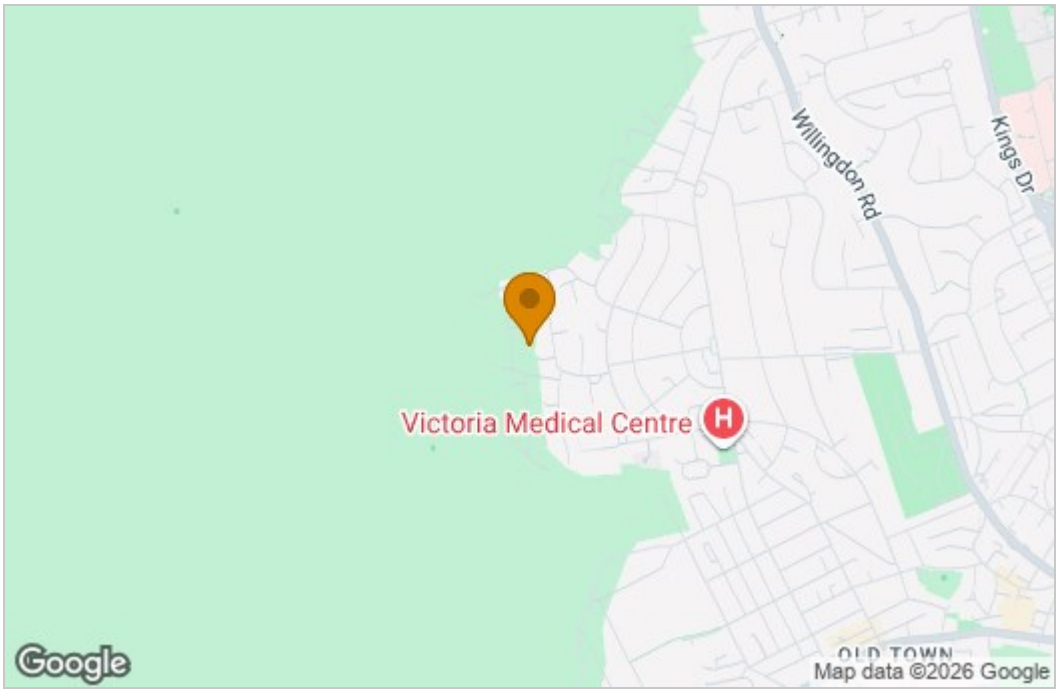
Council Tax Band D

Floor Plan

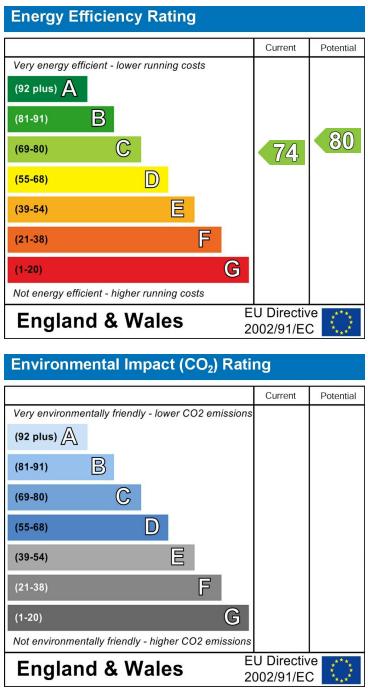


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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