BROOK GAMBLE

4 Old Mansion Close, Eastbourne, BN20 9DP

£499,950

A detached house in a cul-de-sac location in the much sought after Ratton area of Eastbourne. The house is in need of modernisation but offers great potential with large living space and gardens and wonderful far reaching and Downland views. The property enjoys the benefits of gas central heating and double glazing as well as a 23' through Lounge/Dining Room, driveway and garage. Viewing is considered essential to fully appreciate the merits of this home. Sole Agents.

Entrance Hall
Frosted double glazed front door with side screen, opening into Entrance Hall; with radiator, storage cupboard with clothes rail and shelving, under stairs storage area, cupboard with appliance space, clothes rail and radiator.

Cloakroom
Low flush WC, radiator, fully tiled walls, wash basin, frosted double glazed window to side.

Lounge/Dining Room 23'2 x 13'2 (7.06m x 4.01m)
Two radiators, double glazed window to front and UPVC double glazed sliding patio door to Rear Garden.

Kitchen 12'9 x 11'9 (3.89m x 3.58m)
Single drainer twin bowl sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above, eye-level electric oven, range of matching wall units, space and plumbing for washing machine, space for dishwasher, integrated fridge freezer, wall units, tiled walls, radiator, double glazed door to side, double glazed window to rear, frosted glazed door to Lounge.

First Floor Landing
Turning staircase from Entrance Hall to First Floor Landing; with radiator, double glazed window to front enjoying far reaching views. Hatch to loft space, linen cupboard housing insulated cylinder with slatted shelving.

Bedroom 1 13'3 x 11,4 (4.04m x 3.35m,1.22m)
Measurements exclude the depth of the built-in double wardrobe cupboard. Further range of built in bedroom furniture with wardrobes and overhead storage cupboards, bedside cabinets, built in chest of drawers, radiator, double glazed window overlooking Rear Garden.

Bedroom 2 11'5 x 9'10 (3.48m x 3.00m)
Measurements exclude the depth of the range of built in bedroom furniture, incorporating wardrobes, chest of drawers and dressing table. Radiator, window to front with stunning far reaching views.

Bedroom 3 11'11 x 10'1 (3.63m x 3.07m)
Measurements exclude the depth of the built-in wardrobe cupboard, radiator, double glazed window to rear overlooking Rear Garden.

Bathroom
Suite comprising bath with mixer taps and hand held shower attachment, glazed shower screen, low flush WC, wash basin inset into vanity unit with cupboards below, radiator, tiled walls, inset ceiling spotlights, extra extractor fan, frosted double glazed window to side.

Outside
There are gardens to the front and rear of the property.

The Rear Garden is laid mainly to lawn with patio, flowerbeds, mature trees, and borders and a timber shed. The Front Garden is laid to lawn with flowerbeds and hedge borders.

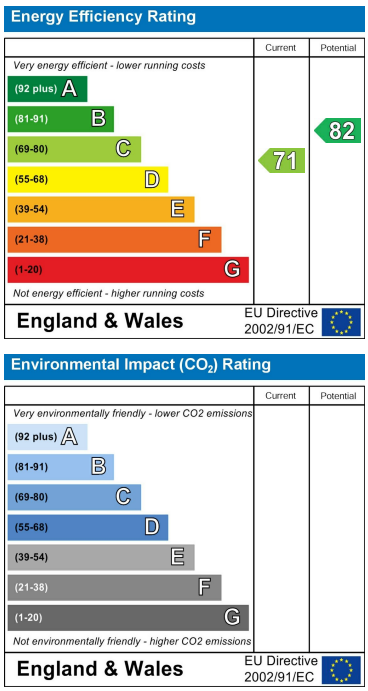
There is a driveway leading to the Garage, with up and over door.

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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